



Audley Rural Neighbourhood Plan

Analysis of Feedback from the Household
and Business Survey



May 2022

Table of Contents

Introduction.....	3
1. Key Findings.....	6
2. Household Survey	7
2.1 About you and your home.....	8
2.2 Your views on living in Audley Rural Parish	10
2.3 Housing	15
2.4 Environment, Sustainability and Design Quality....	18
2.5 Leisure and Wellbeing.....	21
2.6 Rural Enterprise and Local Economy	24
2.7 Getting Around	29
And Finally	33
3. Business Survey.....	34
3.1 About your business.....	35
3.2 Accessibility.....	38
3.3 Your workforce	40
3.4 Looking ahead.....	41
4. Summary.....	42
5. Appendices.....	43

INTRODUCTION

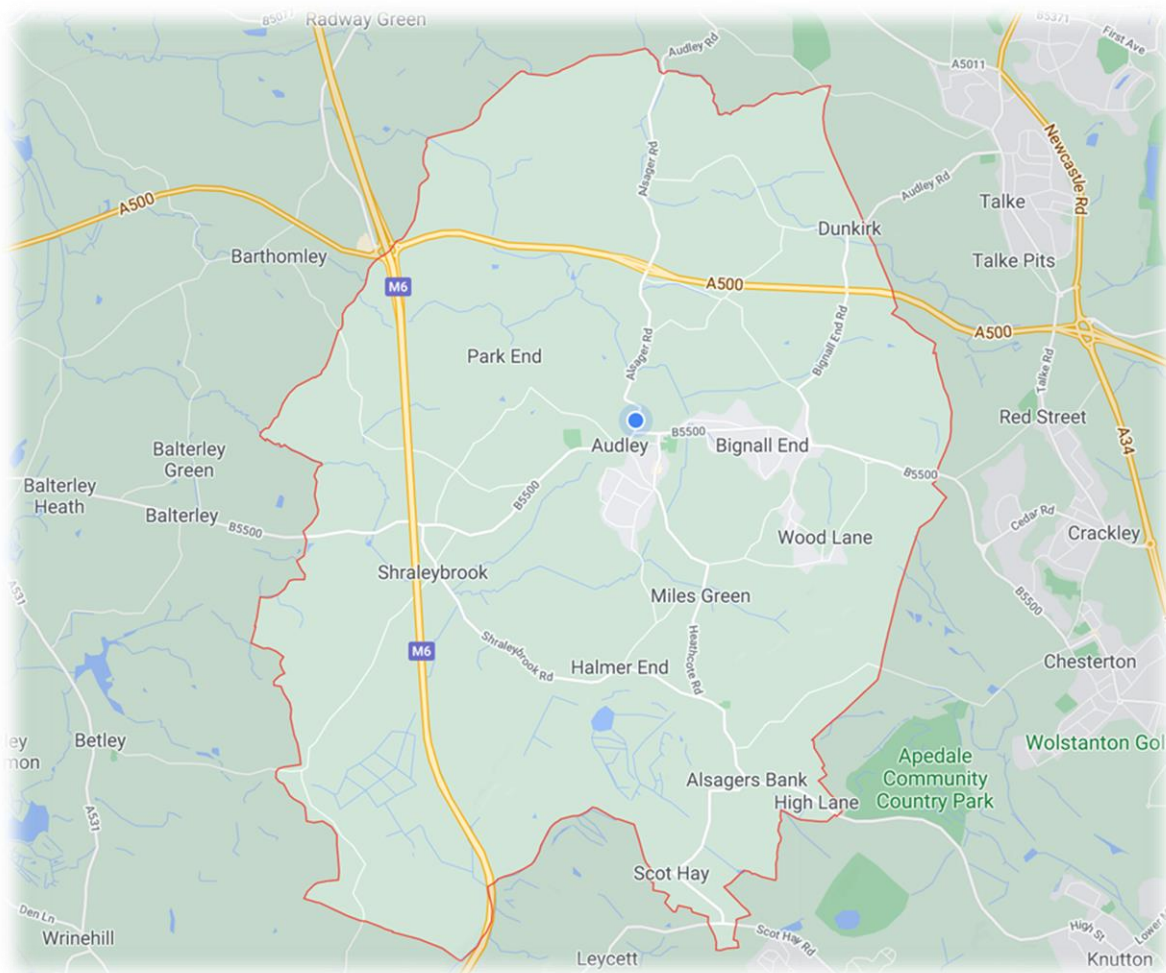
Audley Rural Parish Council are supporting a Steering Group of local residents to develop a Neighbourhood Plan for the Parish of Audley.

The Neighbourhood Plan is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport) or it may focus on one or two issues only.



A robust mix of community engagement and proportionate evidence base should help to make sure that the neighbourhood plan is based on a proper understanding of the area and of the views, aspirations, wants and needs of local people. This report details findings from the recently undertaken household and business neighbourhood plan surveys.

Audley Parish Map



Methodology

Questionnaire Design

Two questionnaires were designed, one to obtain feedback from households within the parish and one to obtain feedback from business operating within the parish. Questionnaires were designed over a period of several months by The Audley Rural Neighbourhood Plan Steering Group and Direct Data Analysis Ltd.

Survey packs were created for distribution. Each survey pack contained the following:

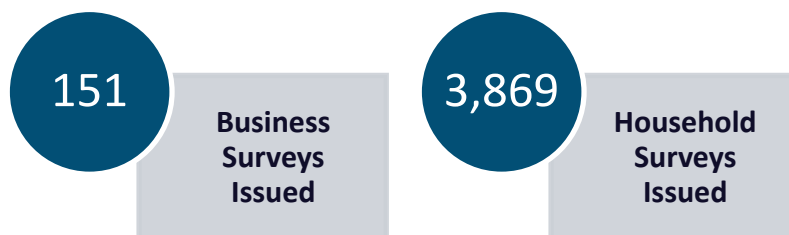
- Letter introducing the survey
- Two page leaflet detailing the Neighbourhood Plan
- Questionnaire
- Pre-paid envelope for return of the completed questionnaire

Delivery of Survey Packs

We used a list of properties provided by Audley Rural Parish Council for distribution of the survey packs. These were properties that were listed on the Borough Council tax register as of March 2020.

To avoid any issues with sending survey packs to named residents who had moved address or passed away since March 2020, survey packs were addressed to 'The Resident'.

Survey packs were delivered by Royal Mail to all households and business in Audley Rural Parish between 3rd March and the 7th March 2022.



Where Royal Mail were unable to deliver a survey pack (address inaccessible, unknown address, etc.) these were returned to Direct Data Analysis. The following survey packs were returned undelivered by Royal Mail:

- 27 Household survey packs
- 8 Business survey packs

Completing the Survey

Cover letters contained a web address and QR code, allowing the survey to be completed online or via mobile phone. The invite letter also contained a telephone and email contact to assist with any survey queries or to provide the survey in an alternative format such as large print or an alternative language.

Households could complete more than one survey should members of that household wish to provide feedback on an individual basis.

In addition to the postal packs, the survey was promoted on several community Facebook sites within the Parish.

Residents were asked to provide their feedback by the 21st March 2022. However, this deadline was extended until 15th April 2022, with the extension publicised on community Facebook sites.

Data Analysis

This report contains tables, graphics and charts. In some instances, the responses may not add up to 100%. There are several reasons why this might happen:

- The question may have allowed each respondent to give more than one answer
- Only the most common responses may be shown in the table or chart
- Individual percentages are rounded to the nearest whole number so the total may come to 99% or 101%
- A response of between 0% and 0.5% will be shown as 0%

Keys used in the report

N = Number of responses for a given question

Acknowledgements

We would like to thank the Audley Rural Neighbourhood Plan Steering Group for allowing the use of their images in this report.

Survey, data analysis and report production undertaken by Direct Data Analysis Ltd.

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1. KEY FINDINGS

Below are a selection of key findings from 949 respondents who completed the Audley Rural Neighbourhood Plan Household Questionnaire.

Views on Living in Audley Rural Parish

51% felt community spirit and friendliness were one of the best things about living in Audley Rural Parish.

48% felt that parking issues were one of the things least liked about living in Audley Rural Parish.

St James Church, Audley was the heritage asset selected by most respondents.

Housing

92% were against the release of large areas of green belt around existing villages to create large housing developments.

84% were in favour for the reuse of brownfield sites for new housing.

Environment, Sustainability and Quality Design

99% felt protecting green and open spaces was an important statement for the Design Code for Audley Rural Parish.

99% felt retaining the rural character and feel of the Neighbourhood Area was an important statement for the Design Code for Audley Rural Parish.

Leisure and Wellbeing

84% felt Healthcare (Doctor, Dentist, Pharmacy) was one of the most important services in the parish.

43% felt parking was the issue that needed improving most throughout the parish.

Rural Enterprise and Local Economy

93% were against the release of green belt to create new employment sites.

80% felt the Rural Service Center in Church Street, Audley needed to be improved.

Getting Around

79% used the local footpath network on a regular basis.

86% would use a new communal car park instead of parking on narrow congested roads.

2. HOUSEHOLD SURVEY

This section of the report details findings from the Audley Rural Neighbourhood Plan Household Survey. The household survey was split into 7 sections as below:

1. ABOUT YOU AND YOUR HOME

2. YOUR VIEWS ON LIVING IN AUDLEY RURAL PARISH

3. HOUSING

4. ENVIRONMENT, SUSTAINABILITY AND DESIGN QUALITY

5. LEISURE AND WELLBEING

6. RURAL ENTERPRISE AND LOCAL ECONOMY

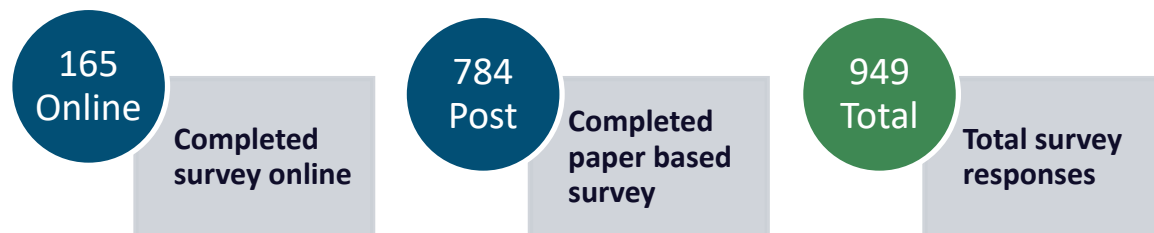
7. GETTING AROUND

Responses

In total, 949 completed household questionnaires were received, with 165 of those completed online and 784 completed via post.

We know that based on the number of paper based questionnaires returned, at least 784 separate households completed the survey. We do not know how many of the 165 respondents completing the survey online were additional households or members of a household where a paper based questionnaire had already been completed.

All returned paper based questionnaires contained valid responses and were included within the survey totals. Several online respondents exited the survey before completing section 1 (about you and your home). These were classed as invalid responses and not included in the survey totals or analysis.



Prize draw

As an incentive to complete the household questionnaire, respondents had the opportunity to be entered into a prize draw to win a £50 voucher, to be spent at a local parish business of their choice. From this, 393 respondents entered the prize draw.

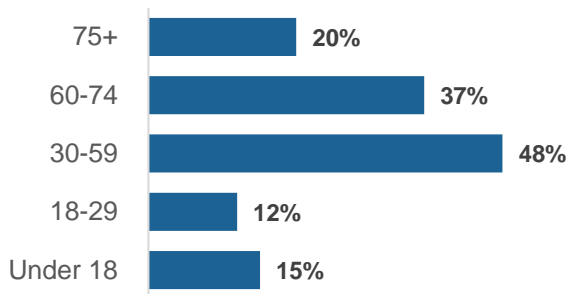
2.1 ABOUT YOU AND YOUR HOME

As shown below, feedback was obtained from a wide range of respondents across the parish. Almost half of all respondents (48%) had someone aged 30-59 living in their household, and 30% had more than one generation living in their home.

The average number of people living in the home of respondents was 2.2, while the average length of residency in the parish was 31 years.

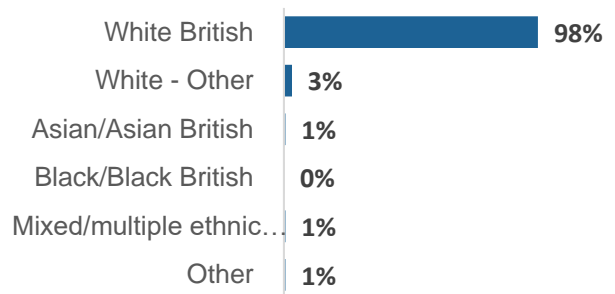
Respondents were asked to provide their postcode, and this was used to identify which village in the parish the response came from.

What age ranges are currently in your home? n=912



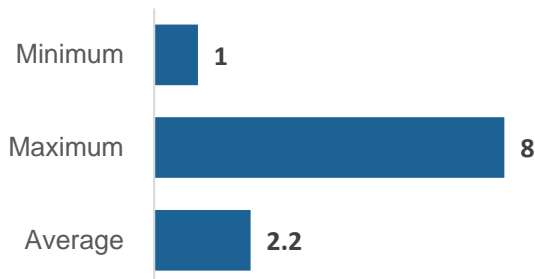
Respondents could select more than one option

What is your household ethnic group? n=907

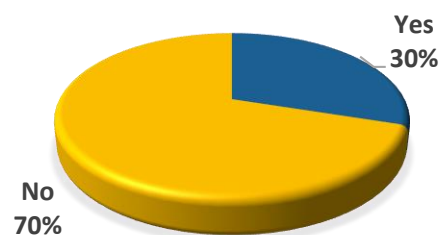


Respondents could select more than one option

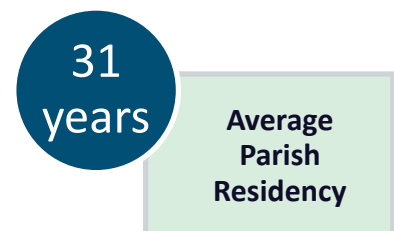
How many people live in your home? n=903



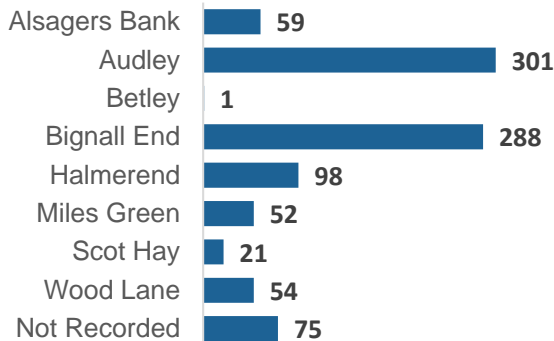
Is there more than one generation that lives in your home? n=901



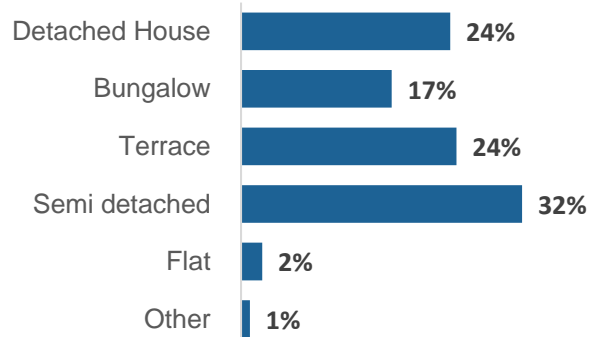
Thirty one was the average number of years that respondents had lived in the parish, with less than one year being the least length of time to ninety seven being the longest time resident in the parish.



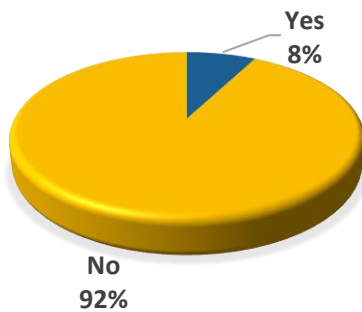
Location of respondents. n=949
Number of respondents



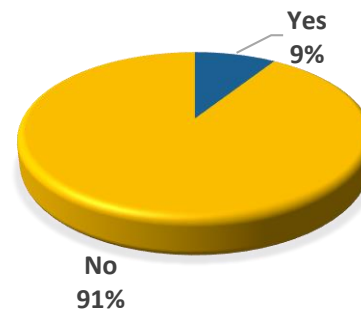
What type of home do you live in? n=908



Are you looking to move to a bigger home in the next 5 years? n=894



Are you looking to move to a smaller home in the next 5 years? n=887



From respondents looking to move to a bigger home, the main reasons were to start/expand their family, to have more space, or to have off road parking. Age, retirement and mobility issues were the main reasons respondents were looking to move to a smaller home in the next 5 years.

Difficult to park outside my house. I need a house with a drive or off-road parking.

I am a 70 year old widower living alone now in a 3 bedroomed terraced house with steep stairs.

Want to downsize to a smaller property, ideally a bungalow. The house is too big for us now that our family have left home.

We have one child and would like another child. We want a drive where we can fit more than one car. We want four bedrooms - one for each child, one for parents and an office for working from home. We want to stay local in Audley or Bignall End.

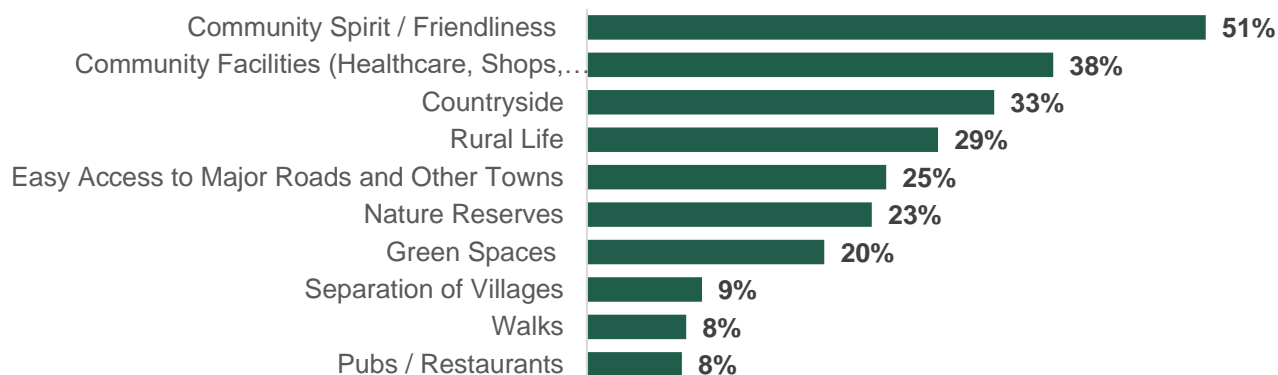
2.2 YOUR VIEWS ON LIVING IN AUDLEY RURAL PARISH

Respondents were asked to provide their views on living in the Parish and asked to list up to three items, in any order of preference, for each of the following; what was best, what they did not like, and what they would change about Audley Rural Parish.

Fifty one percent of respondents felt that community spirit and friendliness was one of the best things about the parish, while 48% of respondents felt parking problems was one the main things they did not like about the parish. When asked would respondents change, 38% would improve parking around the parish, while 24% felt that policing and control of antisocial behavior should be better addressed.

What are the best things about Audley Rural Parish? n=845

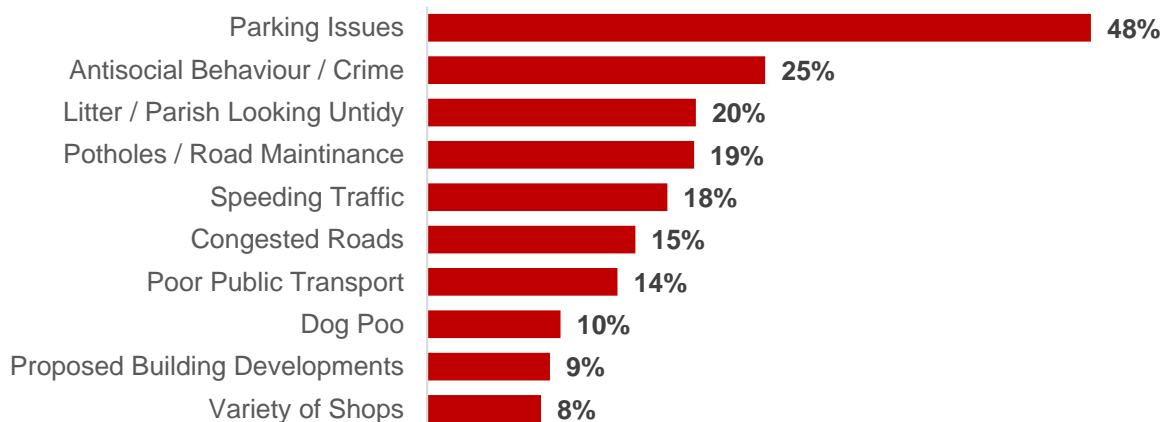
Top 10 Responses



845 respondents provided 2,404 responses

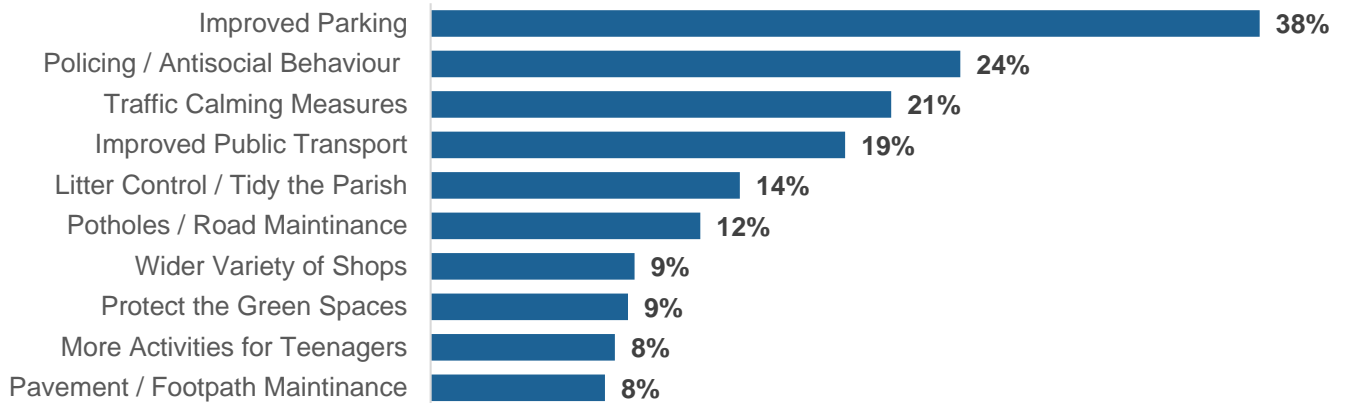
What dont you like about Audley Rural Parish? n=770

Top 10 Responses



770 respondents provided 1,910 responses

What would you change about Audley Rural Parish? n=668
Top 10 Responses



668 respondents provided 1,576 responses

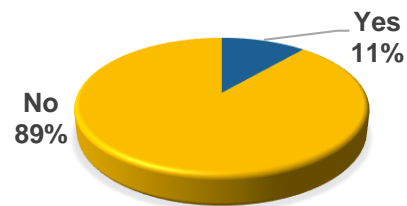
Are you considering leaving the Parish?

Eleven percent of respondents were considering leaving the parish.

Respondents raised issues such as parking, anti-social behavior, and unable to find a suitable property in the parish as reasons for considering leaving.

A number of respondents stated they would consider leaving if the parish became over developed.

Are you considering leaving the parish? n=868



It has gone downhill in the last few years. Parking all over the parish is awful, the police have lost control over crime and antisocial behaviour in the area.

Relocating because work is permitting it, but we would look to move anyway because antisocial behaviour is ruining what was a beautiful friendly village to live in. The likely development on the green belt is also a considerable push away from staying in Audley. We will miss the positives about the village.

We would leave if the green space was overdeveloped in the parish, as we would lose everything that motivated us to move here.

Looking to go to University. Having said that, there is nothing around here for me anymore and I can't even get to Newcastle anymore without having to pay for a taxi, and often that is difficult to obtain.

If I can't find a larger suitable property at a price I can afford.

Important Local Heritage Buildings and Structures

Respondents were informed that there was the opportunity to identify new local heritage assets for the 'Register of locally important buildings and structures', held by Newcastle under Lyme Borough Council. The questionnaire provided a link to the criteria required to be registered as an asset. A list of current nominations was provided on the Audley Plan website and in Audley Library.

Respondents were asked to list two main heritage assets in the parish they would like including.

St James Church, Audley was the heritage asset selected by most respondents (30%), followed by **Wedgwood's Monument**, selected by 19% of respondents. The graph below shows the 10 most selected heritage assets.



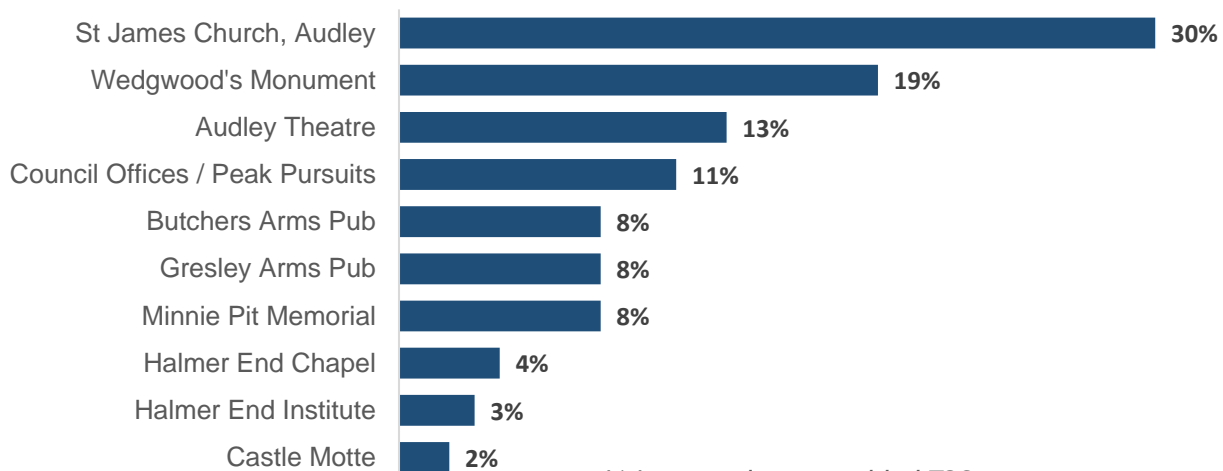
Wedgwood's Monument

There were a number of comments which could not be allocated to a heritage asset, for example; the church, the pub, all memorials, etc.



St James Church, Audley

Popular Heritage Assets n=414
Top 10



414 respondents provided 729 responses

Additional sites identified by respondents included; Fingerpost at the Junction Of Great Oak Road, The iron gates to Bignall End Cricket Club, Arches Building (Church Street), Stonewall - up from Halmer End Chip Shop, The Rising Sun Public House, Scot Hay Bus Shelter, and Narra Nick.

Important Local Green Spaces

The parish contains many green spaces that add to the quality and distinctiveness of the area and are demonstrably special to the local community. Respondents were asked to list their two most important green spaces within the parish.

The questionnaire informed respondents that they could see a map and list of local green spaces proposed to be included for protection on the Audley Plan website or in Audley Library.

Bateswood Nature Reserve was selected by 48% of respondents as one of their two most important green spaces in the parish. This was followed by **Marion Platt Way** which was selected by 16% of respondents. The top 10 green spaces identified by respondents is shown in the graph below.

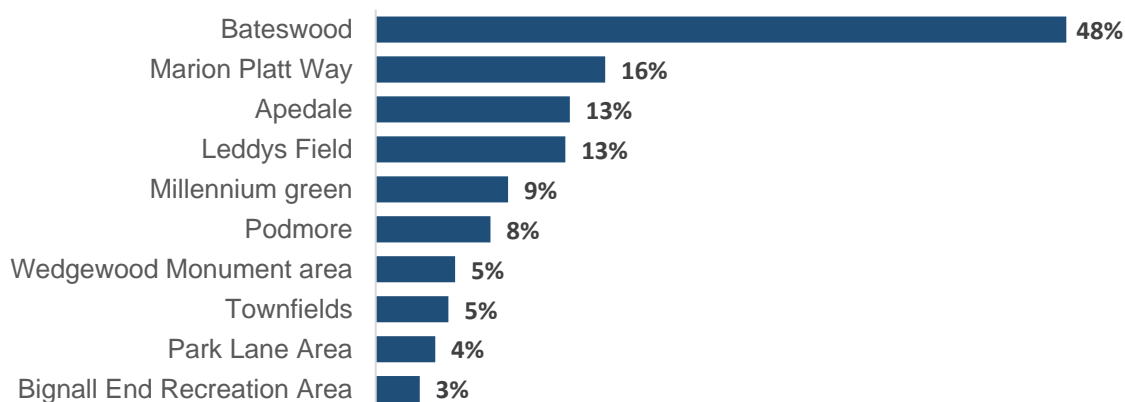


Bateswood Nature Reserve



Marion Platt Way

Popular Green Spaces n=658 Top 10



658 respondents provided 1,208 responses

Other green spaces identified as important included; Audley Allotments, Castle Hill, Kent Hills, and Great Oak. A number of respondents did not select two green spaces but instead wrote comments such as; all of them or all the parks, etc.

Comments from respondents on this section

The main theme from respondent comments was the importance of green spaces and the need to protect such spaces, with a number of respondents stating the importance of green spaces for the health and mental well-being of parishioners. Respondents commented on the various country walks situated around the parish, with many of these walks having their own unique characteristics.

Several respondents commented on the poor condition of Marion Platt Way.

A selection of comments are shown below.

All green spaces are important - you can walk down a track or road and be surrounded by nature.

I chose to come and live here in Miles Green simply because I love the countryside. Stop cutting down trees and destroying our countryside.

All of the green spaces within and surrounding our village are of significant importance. Green areas are imperative for the mental and physical well-being of the village population as well as wildlife. We are facing a climate crisis so green spaces should be preserved and continue to be enhanced.

The green spaces are so important for local wildlife. Having these spaces make the parish a much nicer place to live.

All green spaces are significant each in their own way and are vital to the flora and fauna of the village and surrounding countryside.

The rail line between Bignall-End and Halmerend is the best walkway we have, flat all the way, so people of all ages can use it with ease, but due to neglect is a mess and a disgrace.

2.3 HOUSING

Newcastle under Lyme Borough Council's Local Plan will determine the final numbers of new housing (and sites) for the whole of the Borough, including Audley Rural Parish. An independent Housing Needs Assessment was commissioned, which focused on Audley Rural Parish. A summary of these findings was detailed in the questionnaire and respondents were asked for their views on these findings.

Comments were provided by 445 respondents, of whom **around 52% were supportive of the findings**. A number of respondents felt that a **retirement village** would be beneficial, as this would allow older people to downsize and remain in the parish, while at the same time freeing up housing in the parish. Respondents additionally felt that brownfield sites should be used before considering green belt land.

From the remaining respondents, many of their comments were not unsupportive of the findings, but had reservations such as; impact on already busy schools and health centre, current road congestion around the parish, and existing parking problems. Several respondents commented that there were plenty of brownfield sites across the borough and city that were available for development and due to this, they felt there was currently no need to build on green belt within the parish.

A full list of comments are contained in the appendices.

I am 40 and a lot of my friends have had to move out of Audley because the house prices are so high and the lack of houses.

There is a need for more elderly housing. I need to downsize, but lack of appropriate housing is preventing that.

Audley parish has an abundance of terraced houses. We need to attract more detached properties, especially with the HS2 line coming soon to Crewe.

Seems like sensible measured development. Important to think about location, infrastructure and parking.

We need a block of apartments, like Chervil Close in Newcastle for younger people and a retirement village for older people.

I can agree with the findings. Whilst we are settled at the moment, being in our late 60's there is nowhere of quality to downsize to other than St James Court. We need smart apartments with balconies and courtyards. There is a serious lack of suitable homes, which is why people sell up and move to Alsager and Sandbach.

Any new housing must have adequate off road parking, not 1 space per house. Just look at the new houses in Halmerend just past the chip shop, there are not enough parking spaces so they park on the road. It is chaos.

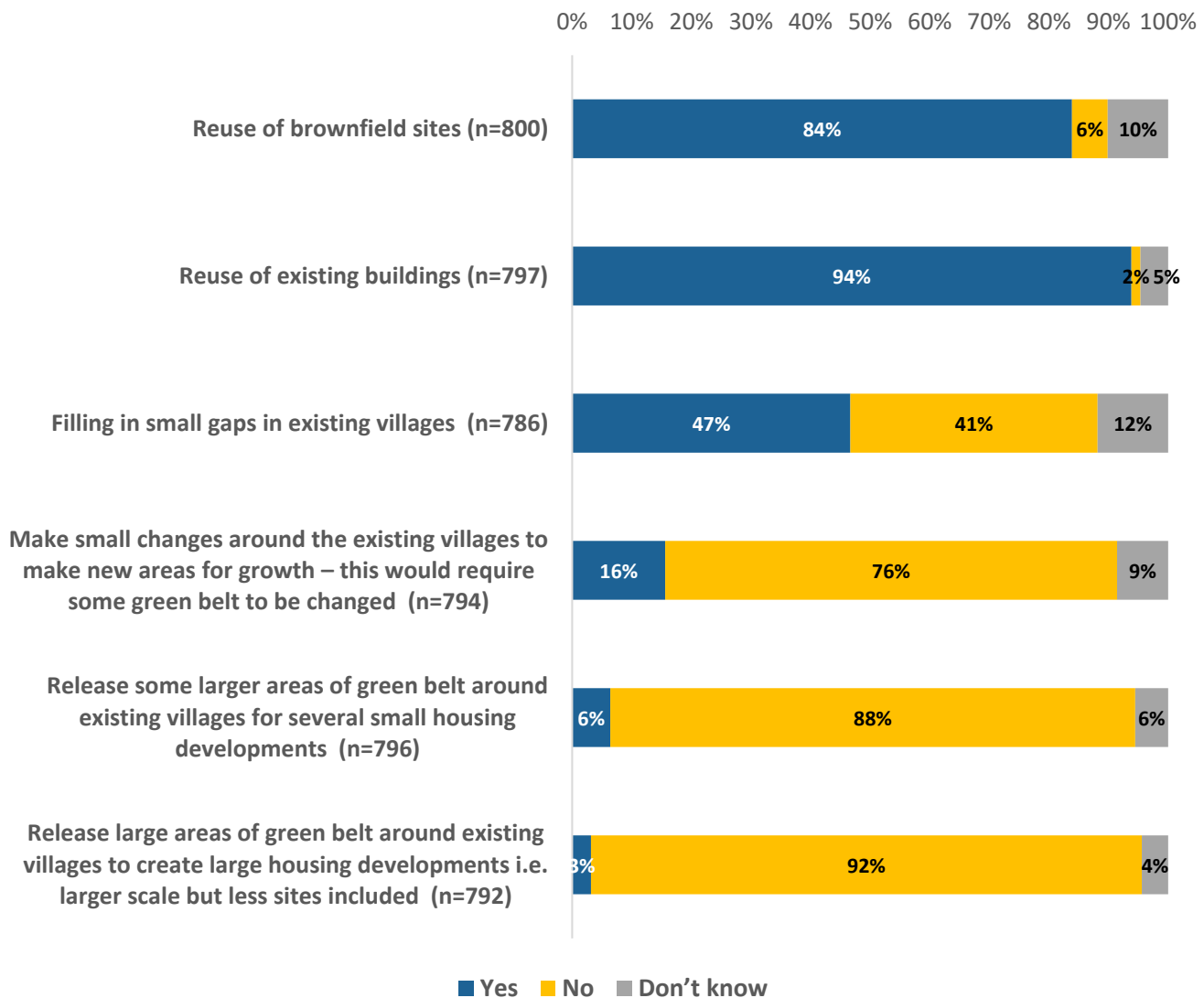
Remember - the GP surgery is full, schools are full, the roads are full.

This will lead to overcrowding of the area, which is NOT why we live here. It will become a town not a village. Use the brownfield sites if you have to, there are plenty available in the Borough.

Delivery of new housing

Ninety four percent of respondents were in favour of reusing existing buildings to address parish housing needs, while 84% were in favour of reusing brownfield sites. Ninety two percent of respondents were against releasing large areas of green belt to create housing developments, while 88% were against releasing larger areas of green belt to create several small developments.

Thinking about the amount of new housing suggested that Audley Rural Parish needs, how best could this be delivered within the parish?

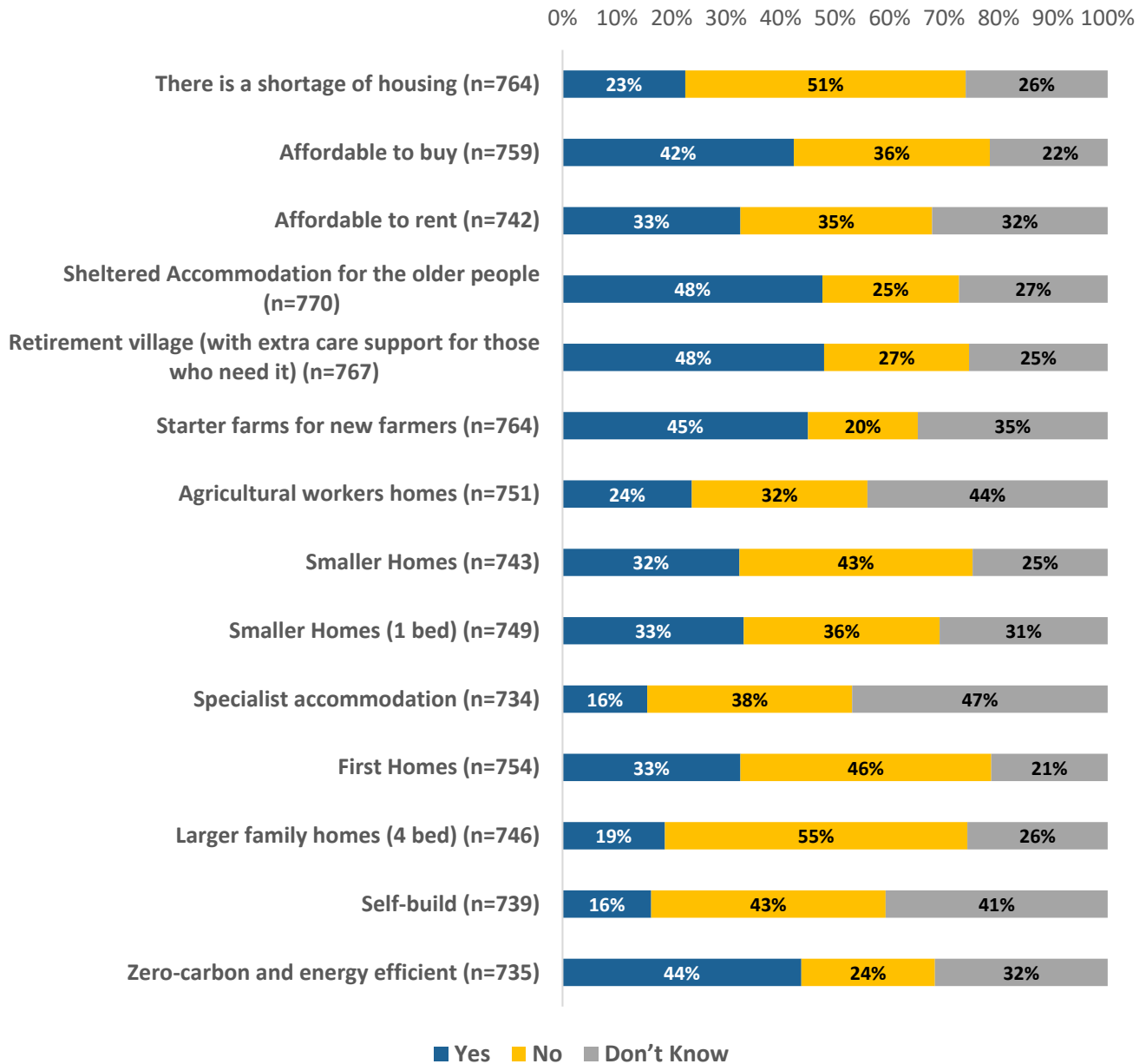


From the respondents who provided other delivery methods, the majority just reinforced the statements to reuse brownfield sites and existing buildings before considering the use of green belt sites.

Housing shortage

Fifty one percent of respondents felt there was no shortage of housing in the parish. The types of accommodation respondents felt there was a shortage most were sheltered accommodation for older people, and a retirement village (with extra care support), with both being identified as a shortage by 48% of respondents.

Do you think there is a shortage of any type of houses in your part of the Parish?



From the other responses, a number of respondents felt there was a shortage of bungalows for retirement, and two felt there was a need for 3 bed houses.

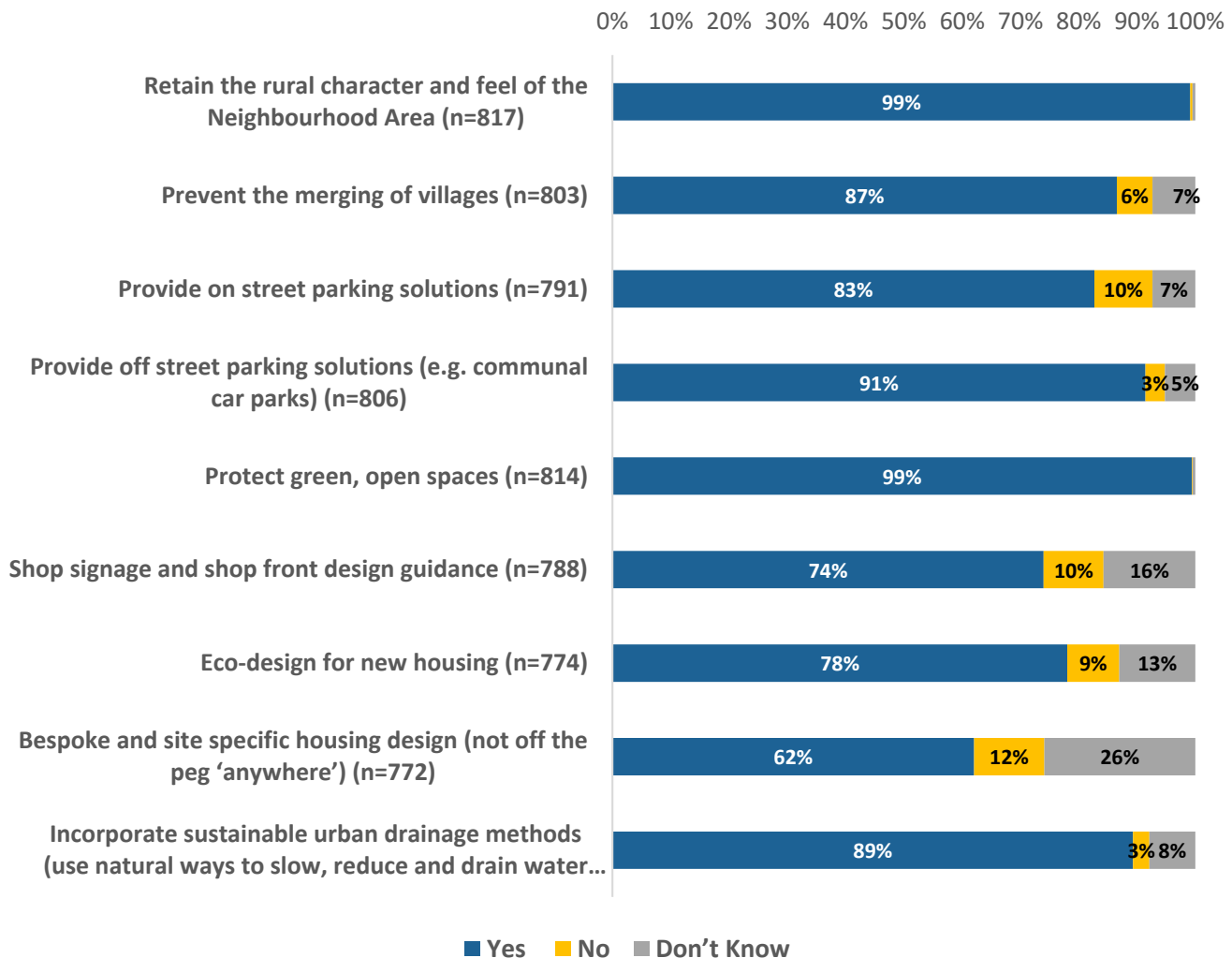
2.4 ENVIRONMENT, SUSTAINABILITY AND DESIGN QUALITY

The Steering Group are looking to produce a Design Code for Audley Rural Parish, which would identify the special features of the parish and its settlements. This code would also be used to inform the design policies of the Neighbourhood Plan. Respondents were provided with a series of statements and asked if those statements were important, and if they would want the design Code to include any of the statements.

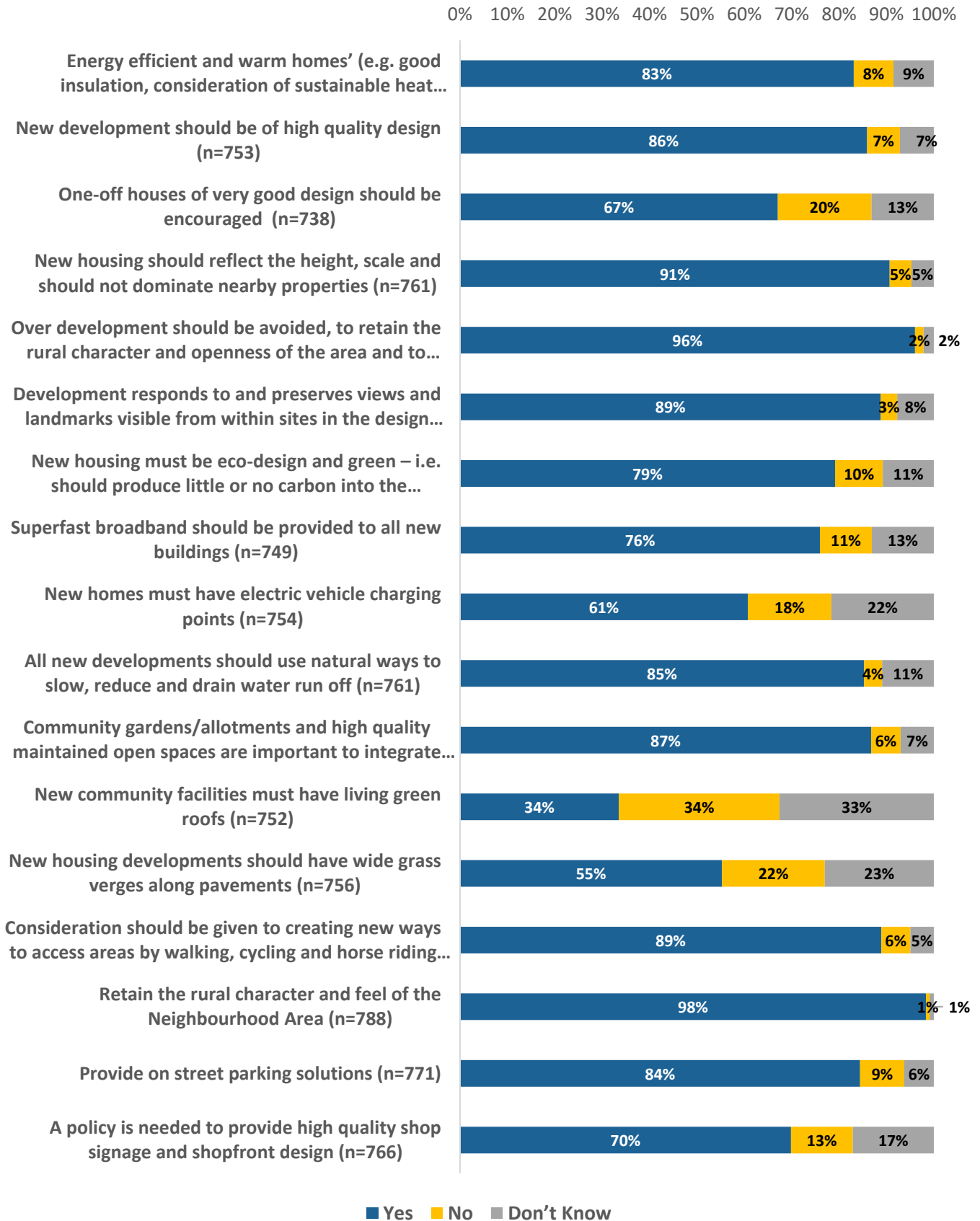
After viewing the proposed design code statements, 98% of respondents felt ‘*retain the rural character and feel of the Neighbourhood Area*’ should be included, whereas just 34% felt that ‘*new community facilities must have living green roofs*’ should be included.

Almost all respondents (99%) felt the following were important statements; to protect green, open spaces, and retain the rural character and feel of the neighbourhood area, followed by 91% of respondents who thought the statement to provide off street parking solutions was important.

Do you agree that the following statements are important?



Would you want to include any of the following statements?

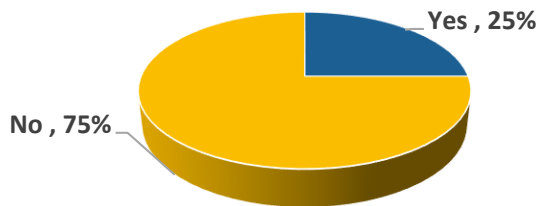


Where respondents were asked to provide their own suggestions for the Design Code, the majority of those comments related to parking, with many suggesting that the off street parking solutions be included. With regards to important statements, respondents provided a range of comments including; Create signage to give the parish an identity, any new grass verge needs to be well kept, integrate and maintain cycle lanes and footpaths to make active travel practical, safe and inclusive and usable by mobility scooters, and integrate bus routes so cars are not the default.

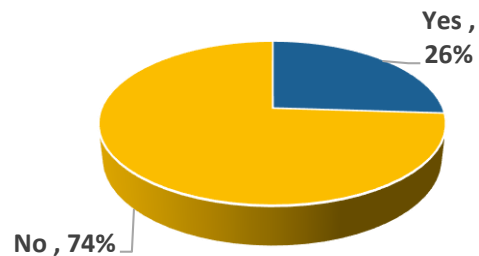
Surface water and flooding

A quarter of respondents (25%) had problems with surface water flooding near their home, while a slightly higher number (26%) had problems with flash flooding.

Do you have any problems with surface water flooding near your home? n=803



Do you have any problems with flash flooding? n=807



Comments from respondents on this section

The majority of comments from respondents related to flooding which occurred following periods of heavy rain. This appeared to be a problem across the whole of the parish. Many respondents felt that regular cleaning and maintenance of the roadside grids would vastly reduce this problem.

A number of respondents commented that although they agreed with the proposed Design Code for Audley Rural Parish, they were concerned as to how much this would add to the cost of purchasing a new home.

The council needs to rectify the current problems in the area before even considering worsening the situation with added development.

Drains on Ravens Lane cause flooding because they are blocked.

Gutters need cleaning regularly and roads need sweeping. When it rains, because these 2 activities have not been undertaken, the roads become like rivers and erode the footpaths and road surfaces.

Be realistic in your aims for housing, not aspirations that make housing too expensive for people to buy.

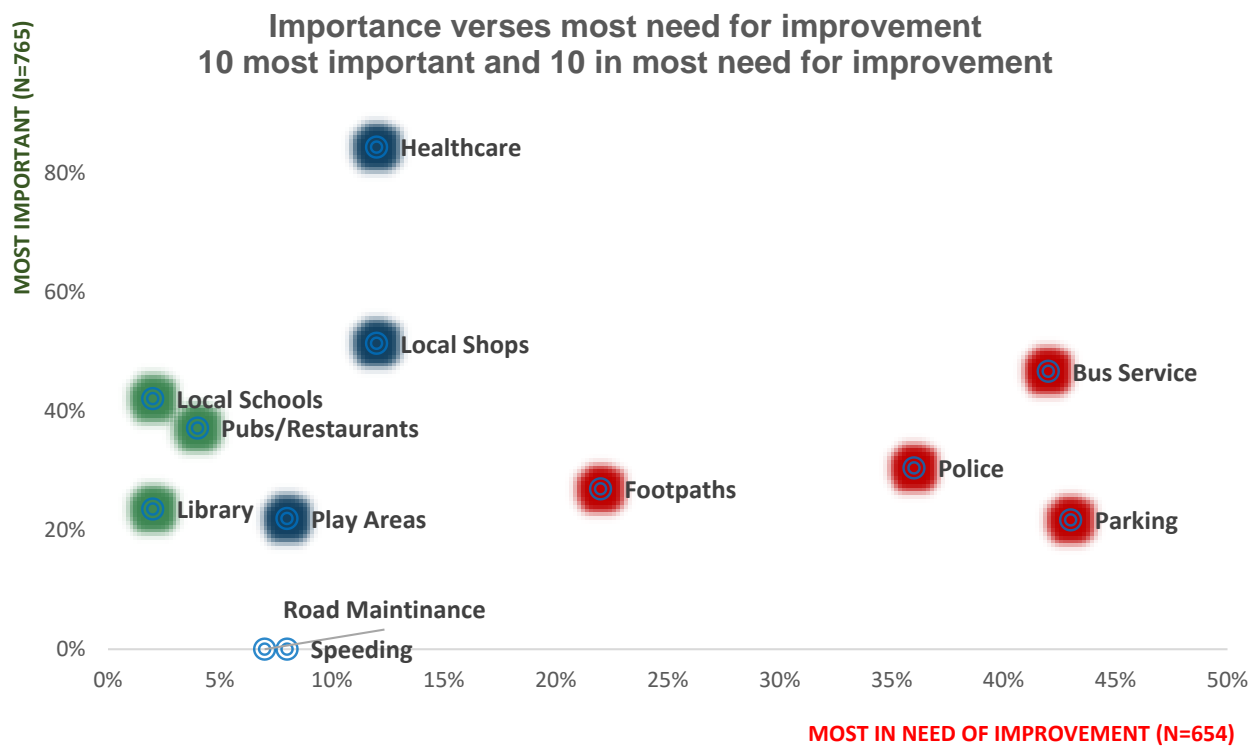
I agree with your Design Code for Audley, but not if as I fear, it will add £10,000 plus to the purchase price of a property.

2.5 LEISURE AND WELLBEING

Respondents were asked to list up to 5 of the most important services in the parish, and up to 3 services which needed improving. Healthcare facilities (84%) were identified as the most important service(s), while Parking (43%) was identified as the service most in need of improvement.

The figure below considers how the most important and most in need of improvement inter-relate, and allows us to identify those areas that are regarded as particularly important and as particularly in need of improvement, and these are shown in **red**

Services in **red** were important, in most need of improvement, in **blue** important, in some need of improvement, in **green** important, in little need of improvement.



Respondents were asked to state why the service they selected needed improving. The main themes for the four services most in need of improvement were as follows:

- **Police** – Greater visible presence required, failure to tackle anti-social behavior.
- **Parking** – Inadequate car parking across the whole of the parish.
- **Bus Service** – Not enough choice of routes, respondents would like a service to Crewe and Alsager. Many respondents were unhappy that the services no longer operated in the evening.
- **Footpaths** – The two main issues were poor state of repair and cars parked on pavements.

Although Road Maintenance and Speeding Traffic were not identified as important services, they were identified as top 10 areas most in need of improvement.

Facilities or services missing from the Parish

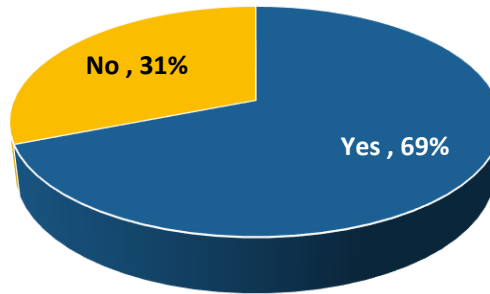
Just over two thirds of respondents (69%) felt there was a service or facility missing in the parish. From those respondents, 415 provided a comment on what missing facility or service they would like to see.

Although the question asked for a facility or service that was missing, many respondents took this opportunity to list a service or facility that was already in the parish, but needed to be improved.

Car Parking was a missing service or facility identified by 33% of respondents, followed by sporting facilities (11%) and cycle path/bridleways (11%).

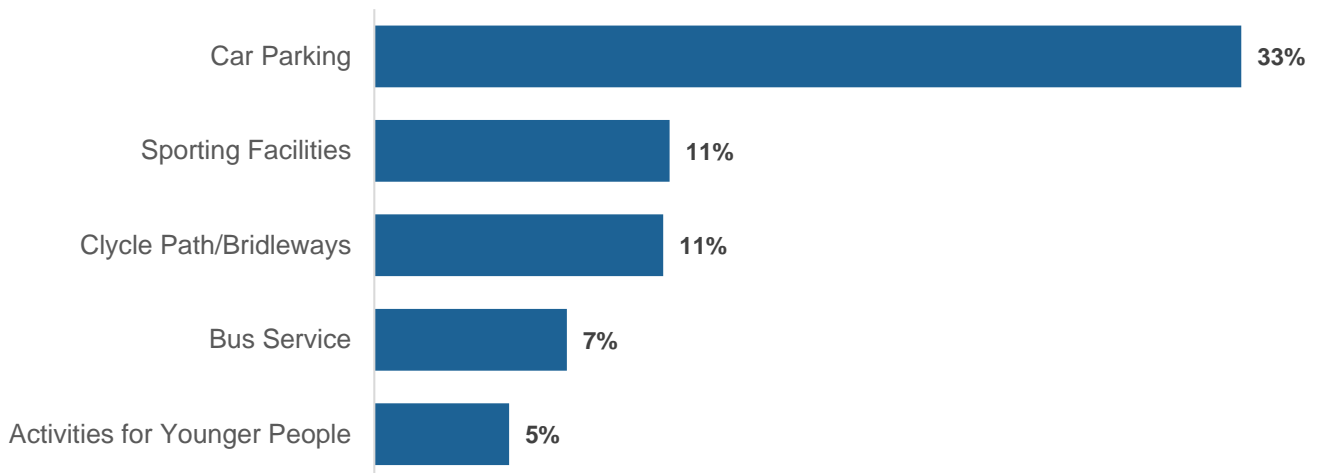
The top 5 themes are shown below.

Are there any facilities or services in the Parish that you think are missing?
n=638



What missing facility or service would you like to see in the parish?

n=415
Top 5 themes

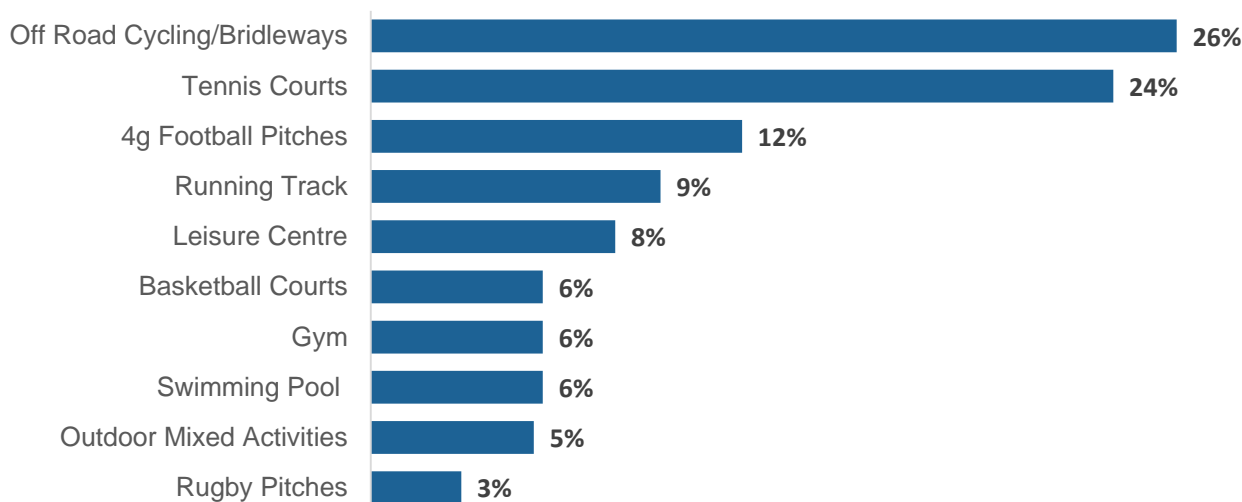


Sports and leisure facilities needed in the parish

Respondents were asked if there were any sports or leisure facilities required in the parish. Off road cycling routes/bridleways were suggested by 26% of respondents, closely followed by 24% of respondents who suggested tennis courts.

Are there any sports and leisure facilities that we need in the Parish?

n=345
Top 10



Respondents could recommend as many sports and leisure facilities as they wished.

Comments from respondents on this section

A number of respondents commented that instead of creating additional sporting and leisure facilities, the parish should be investing in and using what is already in place. Several respondents questioned why the indoor and outdoor sporting facilities at Sir Thomas Boughey High School could not be used.

Several respondents were uncomfortable to the fact of developers funding new parish facilities.

Make use of the indoor and outdoor leisure facilities at the High School. Why can't we use the school tennis courts, or indoor facilities such as badminton?

We need more indoor sports facilities, especially in the winter. I used to go castle gym, but cannot go anymore in the evening as the buses stopped running.

I do not want new sporting facilities to be used as an excuse to allow developers to build on green belt. This is unethical and unacceptable.

2.6 RURAL ENTERPRISE AND LOCAL ECONOMY

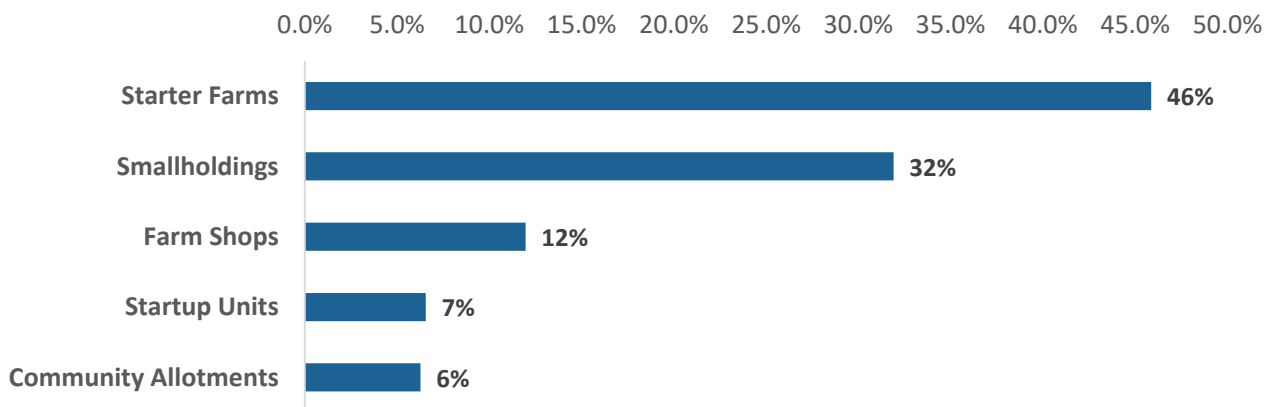
Respondents were asked a series of questions regarding rural enterprise and the local economy as below.

Rural enterprise

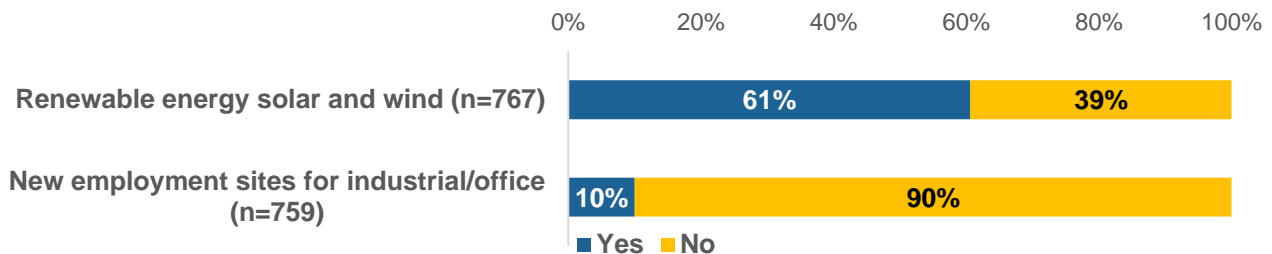
Just under half of respondents (46%) felt that Starter Farms were needed in the parish, followed by 32% who felt that smallholdings were needed. Sixty one percent of respondents would support farmland being used for renewable energy, however, just 10% would support being used for new employment sites.

What type of rural enterprise do you think we need in the Parish?

n=351



Would you support existing farmland being used for alternative uses?



Comments from respondents on this section

Many respondents commented that farmland should not be used for alternative use, especially the building of industrial units.

Keep farmland as it is, we need to start growing more of our own produce.

There are plenty of existing brownfield sites to be used for warehousing.

Any farmland should remain as farmland and be used for future development and education of farming students. It should give us the ability to provide home-grown sustainable seasonal crops to cut down on carbon travel.

Employment, business and retail

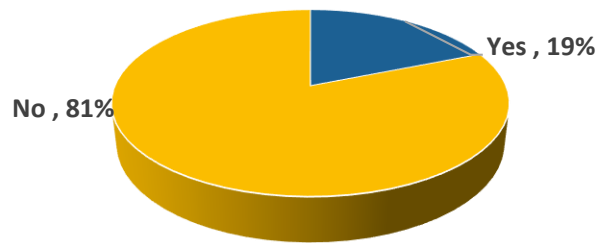
The majority of respondents (81%) felt that new employment sites were not needed in the parish. While 77% of respondents felt reuse of brownfield sites should be encouraged, just 3% felt that green belt should be released to create new employment sites.

Problems encountered

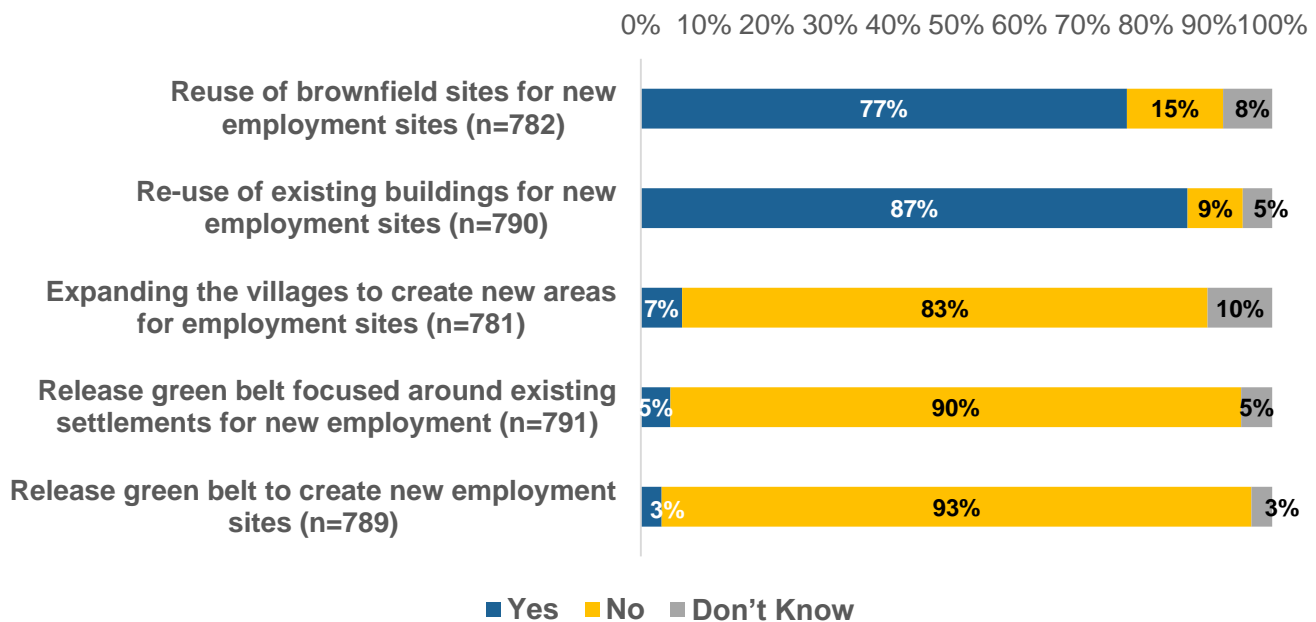
Respondents were asked what problems they thought local business and retailers have in the parish.

From the 267 responses, 48% of respondents thought parking was a problem for local business and retail, followed by 11% who thought that public transport, especially the lack of evening buses was a problem and 10% who thought antisocial behavior was a problem faced by local business and retail. Other respondents felt that competition from supermarkets/out of town retail units were a problem, along with the limited variety of businesses operating in the parish.

Do you think we need new employment sites, e.g. mixed use office and industrial sites in the Parish to provide more local jobs?
n=731



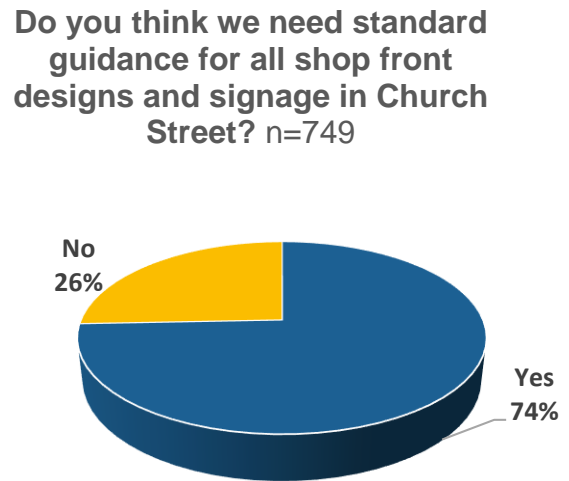
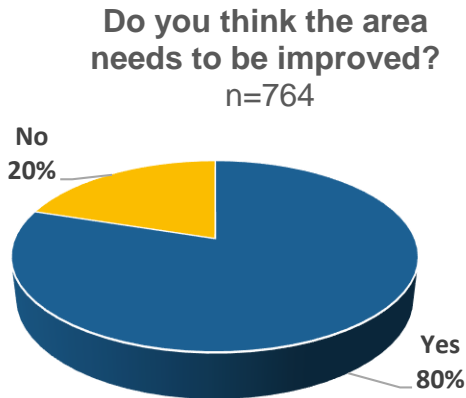
Thinking about the land that could be used to create new employment sites in the local area, how do you think this should be encouraged?



When asked to suggest other ways to create new employment sites, many of the responses reinforced the need to protect green belt and build on brownfield sites where necessary. A number of respondents felt that there was ample brownfield sites available for building across Newcastle and North Staffordshire.

Shopping experience in Church Street Audley

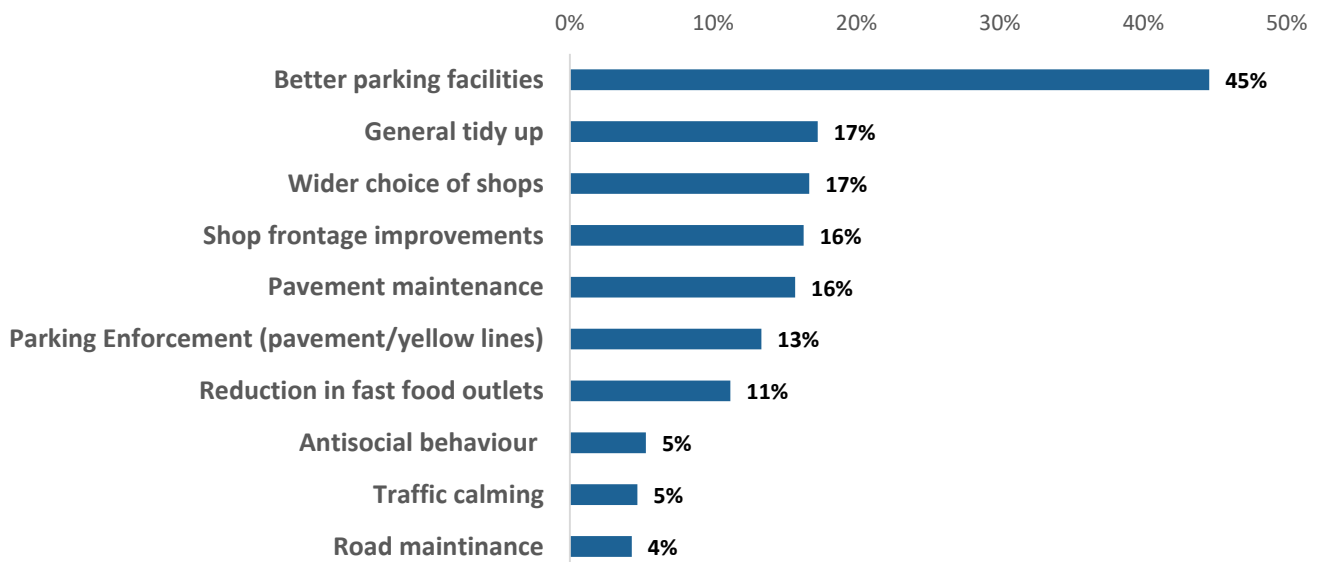
The majority of shops in the parish are located in Church Street, Audley which is considered to be a Rural Service Centre. Eighty percent of respondents felt the area needed to be improved, while 74% felt that standard guidance was needed for all shop front designs and signage, so that it reflected the conservation area.



The chart below shows the ten most common needs identified by respondents for improvement of Church Street, with better parking the most in need, selected by 45% of respondents. Other needs identified by respondents included; secure cycle racks, public toilet, benches, and a pavement café/bar.

What needs to be improved in Church Street? n=509

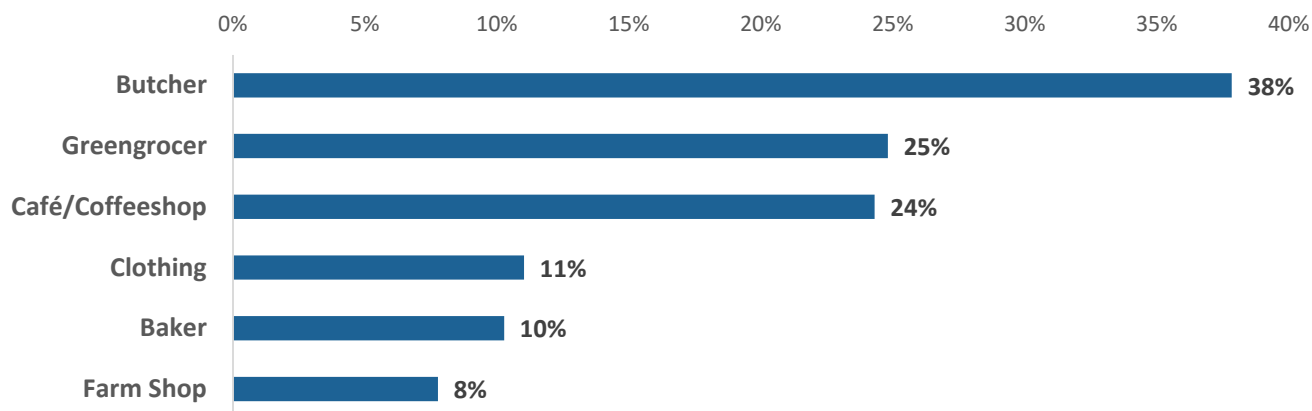
Top 10



Respondents could provide more than one option

When asked what types of retail were needed in the parish, 38% of respondents felt a butcher was required, followed by 25% who felt a greengrocer was required.

What types of retail do you think we need in the parish? n=399



Respondents could provide more than one option

Ideas for improving car parking and congestion in Church Street

Respondents provided a range of ideas for improving car parking and congestion in Church Street. The most common ideas were as follows:

- **One Way System.** Make Church Street one way and use the other side of the road for parking.
- **Tarmac the Methodist Car Park.** Tarmacking and creating marked parking bays could provide additional space.
- **Use the wide pavement by the Balti/Dentist.** Could be used to create short stay parking spaces.
- **Promote the Community Centre Car Park.**
- **Better enforcement of parking regulations.**

Make Church Street and Chester Road one way, that would then free up one side of the road for parking.

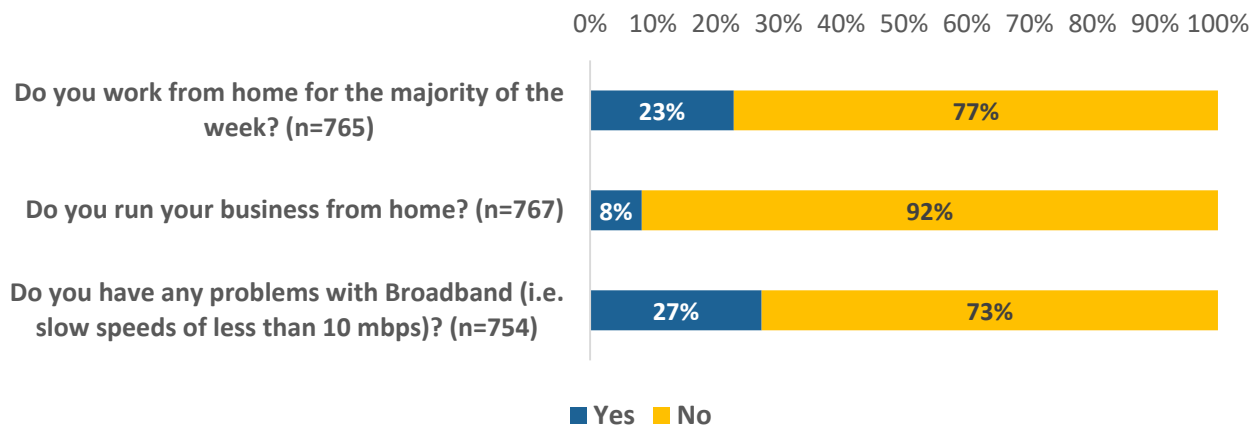
Make people use the community centre car park and walk into the village.

Enforce the current laws would be a start. People might think twice about driving if they were unable to park illegally or there was a consequence. There is parking at the community centre, by Thrifty and the Butcher's Arms which is not always used as people are too lazy to walk just a few metres to the shops or picking up their takeaways. This because they get away with it.

The wide pavement in front of the dentist's etc. could be turned into parking - limited to say 1 hour.

Home working and online access

Twenty three percent of respondents worked from home for the majority of the week, while 8% ran their business from home. Twenty seven percent of respondents encountered some kind of problem with their broadband.



Comments from respondents on this section

The main comment from respondents was the need for an **improved Broadband service**. This appeared to be a parish-wide issue, with comments from respondents in Scot Hay & Alsagers Bank, through to Miles Green and Bignall Hill. One respondent stated that their Broadband service was so poor, their connection dropped several times while completing this survey.

Apart from the broadband issue, comments were wide and varied, including; no shop in Alsagers Bank, the Library to have longer opening hours, an evening bus service, and the beautiful countryside which surrounded the parish.

Our internet is supposed to be superfast, but we have trouble with it all the time.

The countryside is beautiful - don't ruin it.

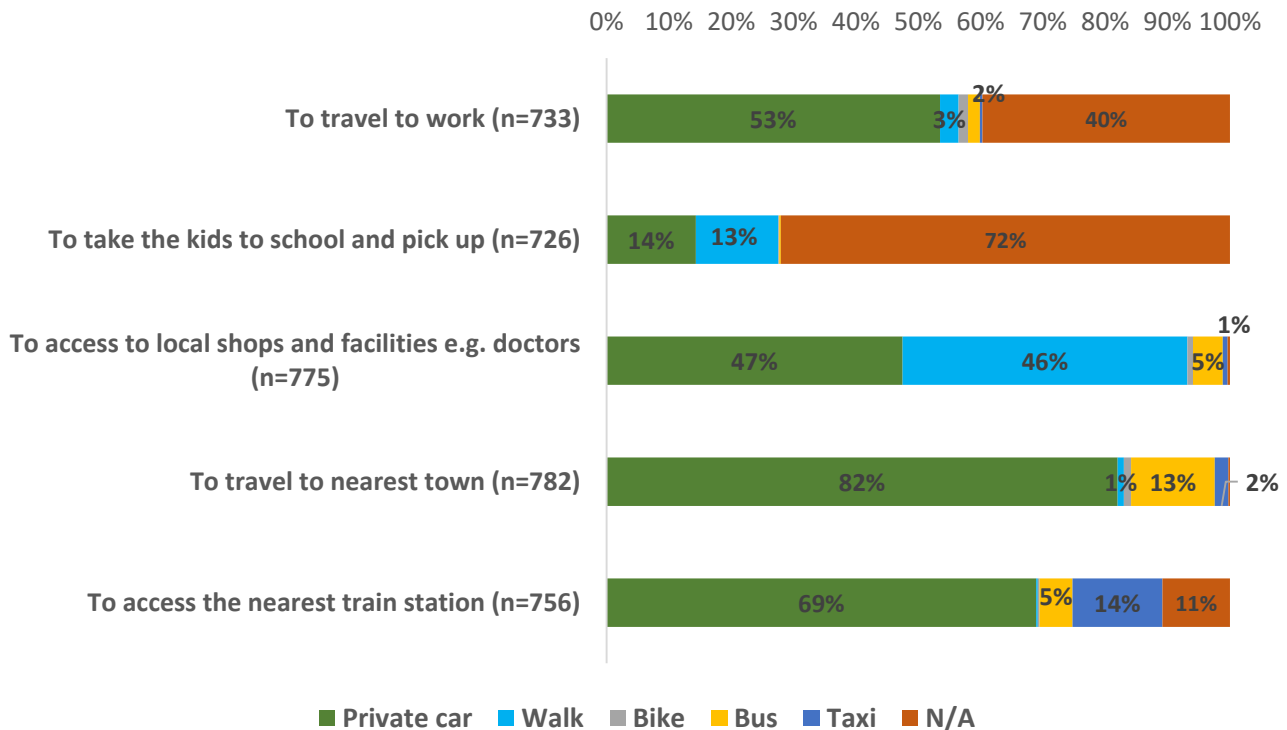
Warehouses will not create jobs locally, just migration from other warehouses. Traffic is killing this village. We live on Alsager Road and are moving as during the day it is like the M6 and at night a race track.

A one way traffic system in the village centre is a must.

2.7 GETTING AROUND

Respondents were asked a series of questions on getting around the parish and travel outside of the parish. While 46% of respondents walked to access local shops and facilities, 82% of respondents used the car to travel to the nearest town.

What's your preferred method of transport to do the following:

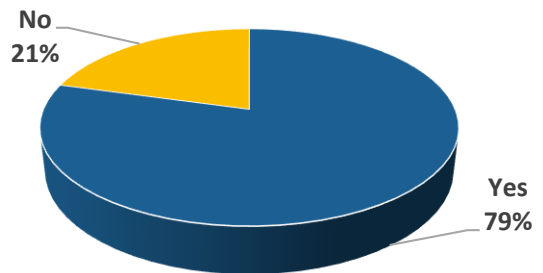


Over three quarters (79%) of respondents used the local footpath network on a regular basis. The main reason that respondents did not use the footpath network regularly was due to mobility issues.

A number of respondents commented on the poor condition of Marion Plat Way and the flooding of this, which prevented them from using Marion Plat Way.

Do you use the local footpath network (Public Rights of Way, inc The Marion Platt Way) regularly, e.g. every month?

n=782



Marion Plat Way is in too poor a state to walk on in wet weather. Shameful as this is the main route to school for many children.

Not aware of it. I've been here for three years and know nothing of the local rights of way. These need publishing more widely.

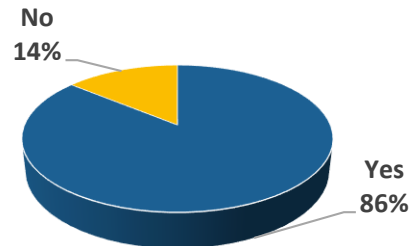
Eighty six percent of respondents stated they would use a new nearby communal car park, instead of parking on the congested narrow roads.

Walking was the main reason respondents did not use public transport around the parish, while use of a car was the reason for not using outside of the parish.

Many respondents stated no service to places such as Alsager and Crewe and no evening service as to why they did not use public transport to travel outside of the parish.

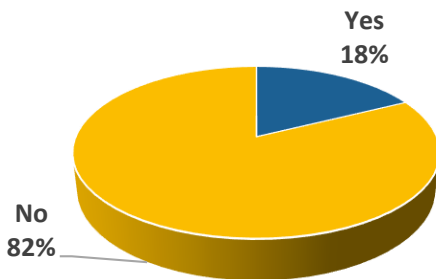
Would you use a new nearby communal car park, instead of parking on the congested narrow roads?

n=723

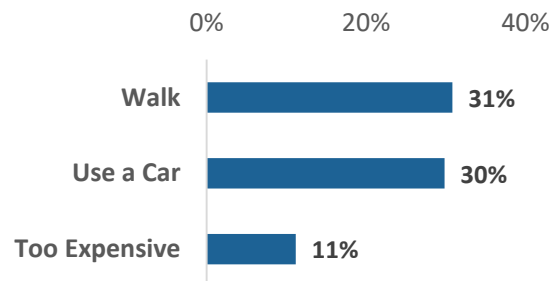


Do you use public transport to travel around the parish?

n=787

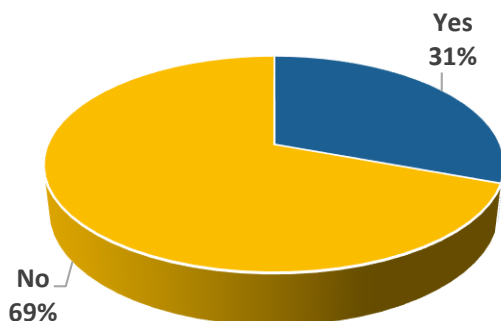


Why do you not use public transport to travel around the parish? n=402. Top 3

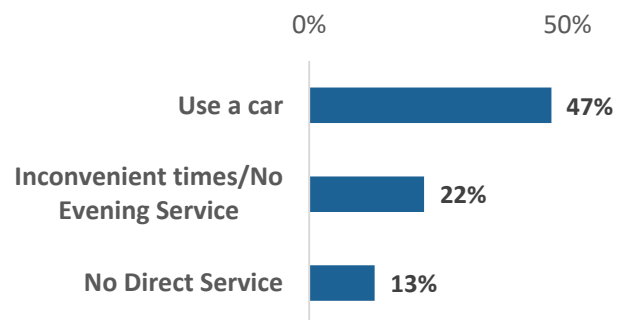


Do you use public transport to travel outside the parish?

n=786



Why do you not use public transport to travel outside of the parish? n=324. Top 3



From respondents who had problems getting around the parish, the two main reasons stated were lack of / infrequent public transport, and cars parking on pavements, which made getting around difficult for users with pushchairs, wheelchairs and disability scooters.

Travelling outside of the parish

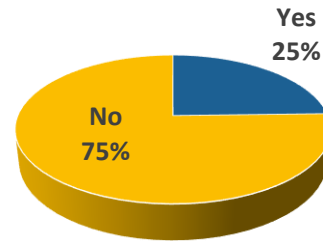
When it came to travelling outside of the parish, the majority of respondents (85%) travelled to Newcastle for things like shopping and leisure, followed by 41% who travelled to Alsager.

From the respondents who selected ‘Other’; Nantwich, Sandbach, Affinity Talk and Manchester were the most popular destinations.

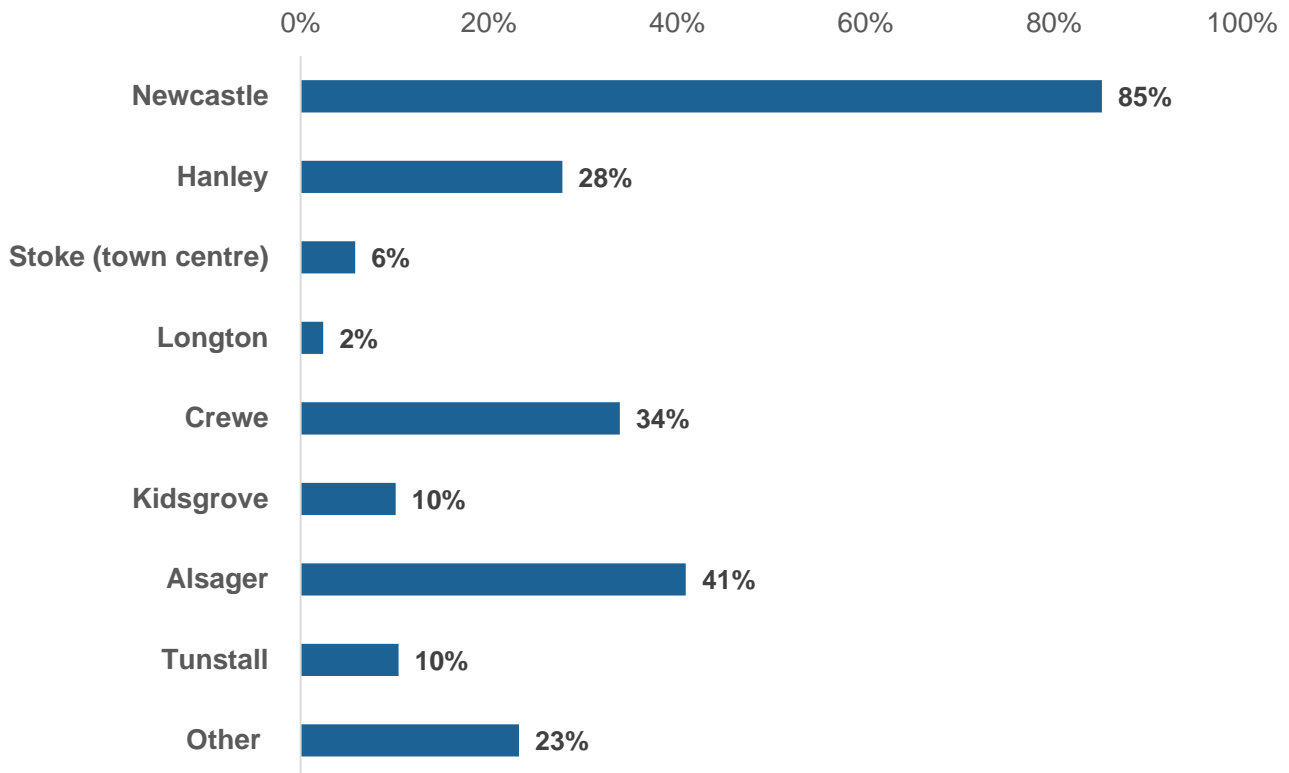
Over half of respondents used either Stoke Station (55%) or Crewe Station (63%) when travelling by train, with 17% never using the train.

Do you have any problems getting around the Parish?

n=757



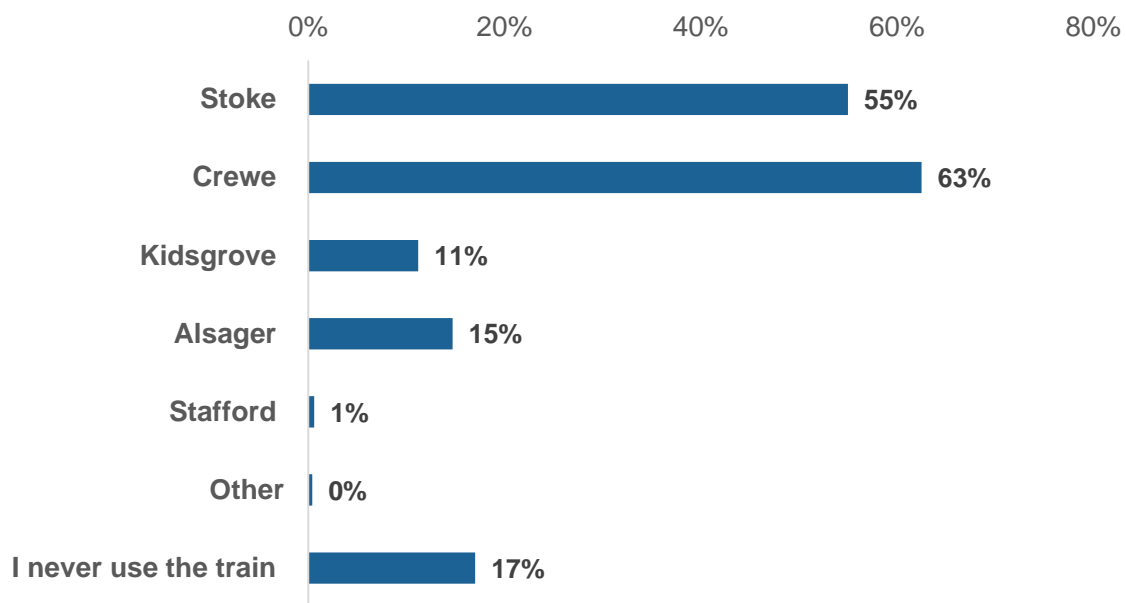
What nearby towns do you travel to most for things like shopping and leisure? n=786



Respondents could select more than one option

What train station do you use if you need to catch a train?

n=785



Respondents could select more than one option

And Finally

Respondents were asked to provide any comments they would like to have considered for the Neighbourhood Plan, or if they thought anything was missed from the survey.

Comments were provided by 206 respondents and these covered a whole range of issues. A selection of comments are shown below.

A full list of comments is contained in the appendices.

Any increase in housing or business development must firstly have a plan to provide local facilities, such as doctors, school places etc. and improved transport links and roads. Without these, life becomes worse for the majority.

Our village is already congested. I spoke to a bus driver the other week and he told me that this is one of the worst areas in Newcastle/Stoke for driving a bus through because of car parking. Any extra houses will just add to the congestion and make people want to move away from the area.

Thank you for doing this consultation. It is very important to make people feel engaged and have a say. I hope we can keep the village feel.

We chose to move to the area 7 years ago because of its rural nature and small village feel. Any future development should look to preserve these qualities to ensure the parish doesn't fall into the same 'trap' as e.g. Sandbach, Alsager and Nantwich with their housing sprawls.

A very comprehensive plan and I can't think of anything you may have missed.

We have a proud community & people would love to keep our villages as lovely little villages. We live here because we love it, not because we want to change it.

Green spaces are so important to me and this is one of the main reasons I want to live here.

I have only lived here for 6 years but have found it a lovely place to live. There are lovely lakes to walk round and we have Apedale on our doorstep. The downside is that Audley is very busy and congested.

With the move towards electric cars, how are all the residents who live in terraced houses supposed to charge their vehicles? It is impossible.

I think this is an opportunity to create a neighborhood plan to suit the current and future needs of residents. The world is a very different place now with people living longer, working from home, etc. There are more people with time and money to spend, and nowhere to spend it.

Community-Led Design ensures the right decisions about the future of our rural parish are made for the reasons.

Need to restrict HGV traffic through Bignall End. In any development of the area, traffic congestion needs to be considered and measures taken.

3. BUSINESS SURVEY

This section of the report details findings from the Audley Rural Neighbourhood Plan Business survey. The business survey was considerably shorter than the household survey and contained four sections as below.

1. ABOUT YOUR BUSINESS

2. ACCESSIBILITY

3. YOUR WORKFORCE

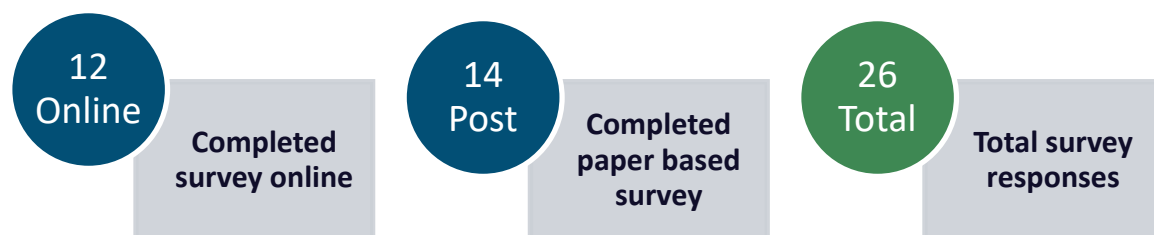
4. LOOKING AHEAD

Responses

Twenty six responses were received to the business survey, with a mix of those being received online and via the postal questionnaire.

Where a business had not responded by the 21st March and had a publicly available email address, reminders were sent to those business via email to encourage participation. Sixteen were sent an email reminder.

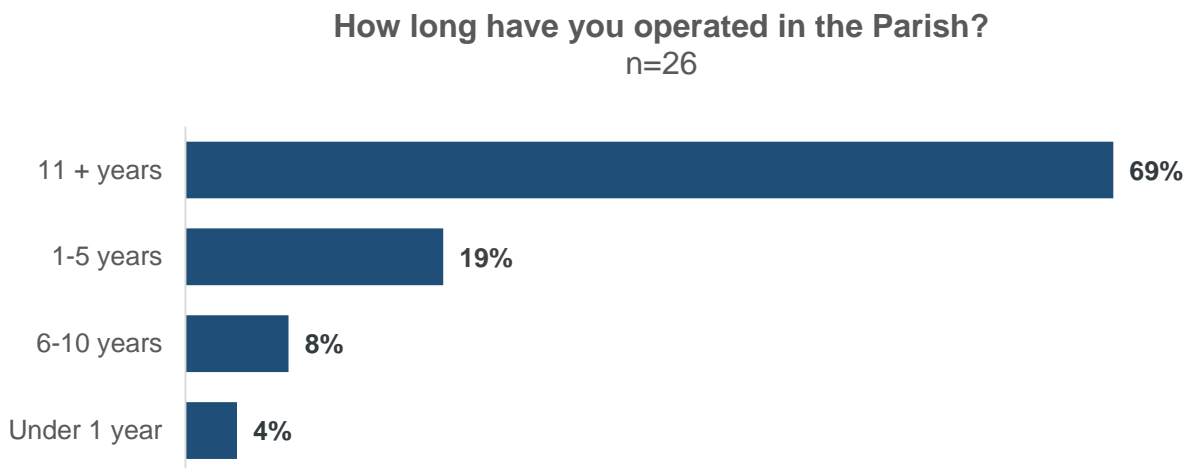
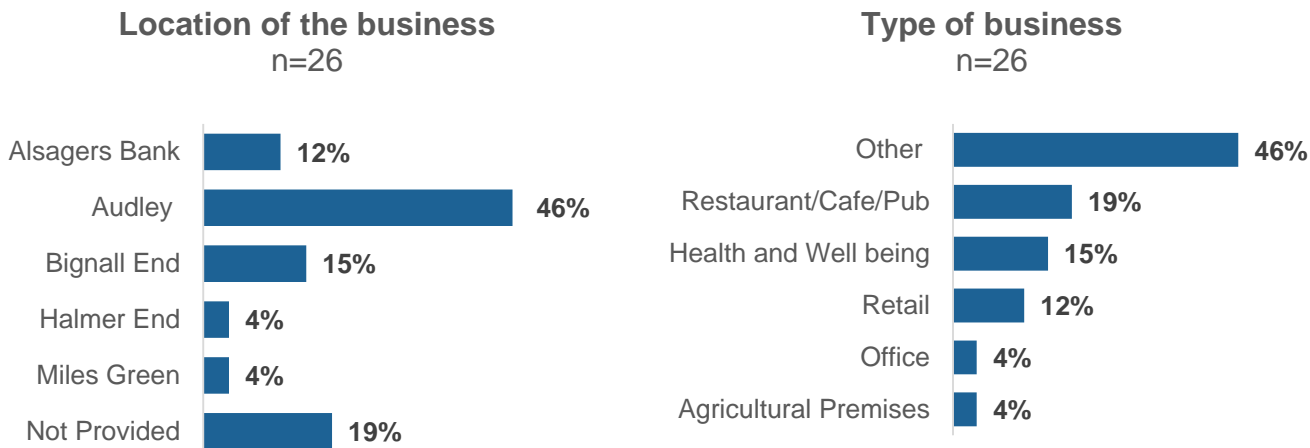
All returned business surveys (online and postal) contained valid responses and were included within the survey totals.



Respondents had the option to provide their business name. However, were informed that their business name would not be published in the survey report.

3.1 ABOUT YOUR BUSINESS

Feedback was provided from a range of businesses, with almost half of those responding (46%) being based in Audley. Over two thirds of those businesses (69%) had operated in the parish for 11 or more years.



What made Audley Rural Parish an attractive location to site your business?

Sixty five percent of respondents stated their business was already established within the Parish. From the remaining respondents, reasons that made Audley Rural Parish an attractive place are shown below.

Nice friendly people, right location and premises.

The views over Bateswood Country Park.

It very much had a village feel about it - I have seen many changes.

What key issues are restricting your growth?

Fifty eight percent of respondents had no key issues affecting their growth. Other respondents sighted a range of issues including:

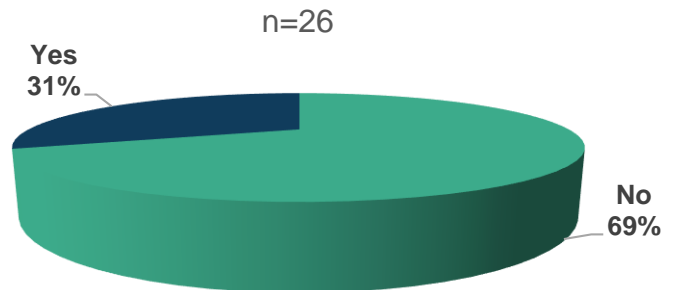
Lack of public transport in the evening.	Lack of parking in village and antisocial behavior.
Lack of new homes - development. Cost of current house prices is pushing young first-time buyers out of the area.	

Networking

The questionnaire asked if respondents would like more opportunity to network with other business in the parish.

Just 31% of respondents stated they would like the opportunity to network with other business in the parish.

Would you like more opportunity to network with other business in the Parish? n=26

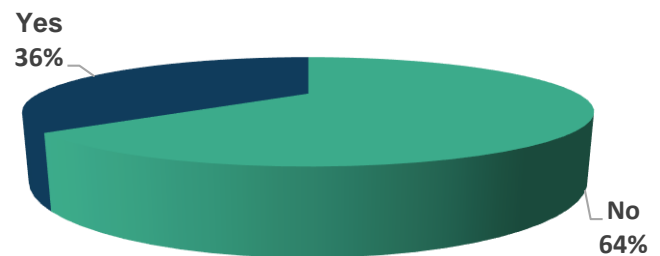


Crime and anti-social behavior

Thirty six percent of businesses stated they had been the victim of crime or anti-social behavior in the past 12 months.

While a third of respondents (33%) had no issues or concerns, from the remaining respondents who commented, anti-social behavior was clearly the biggest concern, especially weekend evenings.

Has your business been the victim of crime or anti-social behaviour in the past 12 months? n=26



Anti-social behaviour (verbal abuse) affecting mental health and wellbeing of members. Verbal abuse is a safeguarding issue for younger members. Concerns over the risk of building vandalism / theft.	Gangs of youths, especially at weekends.
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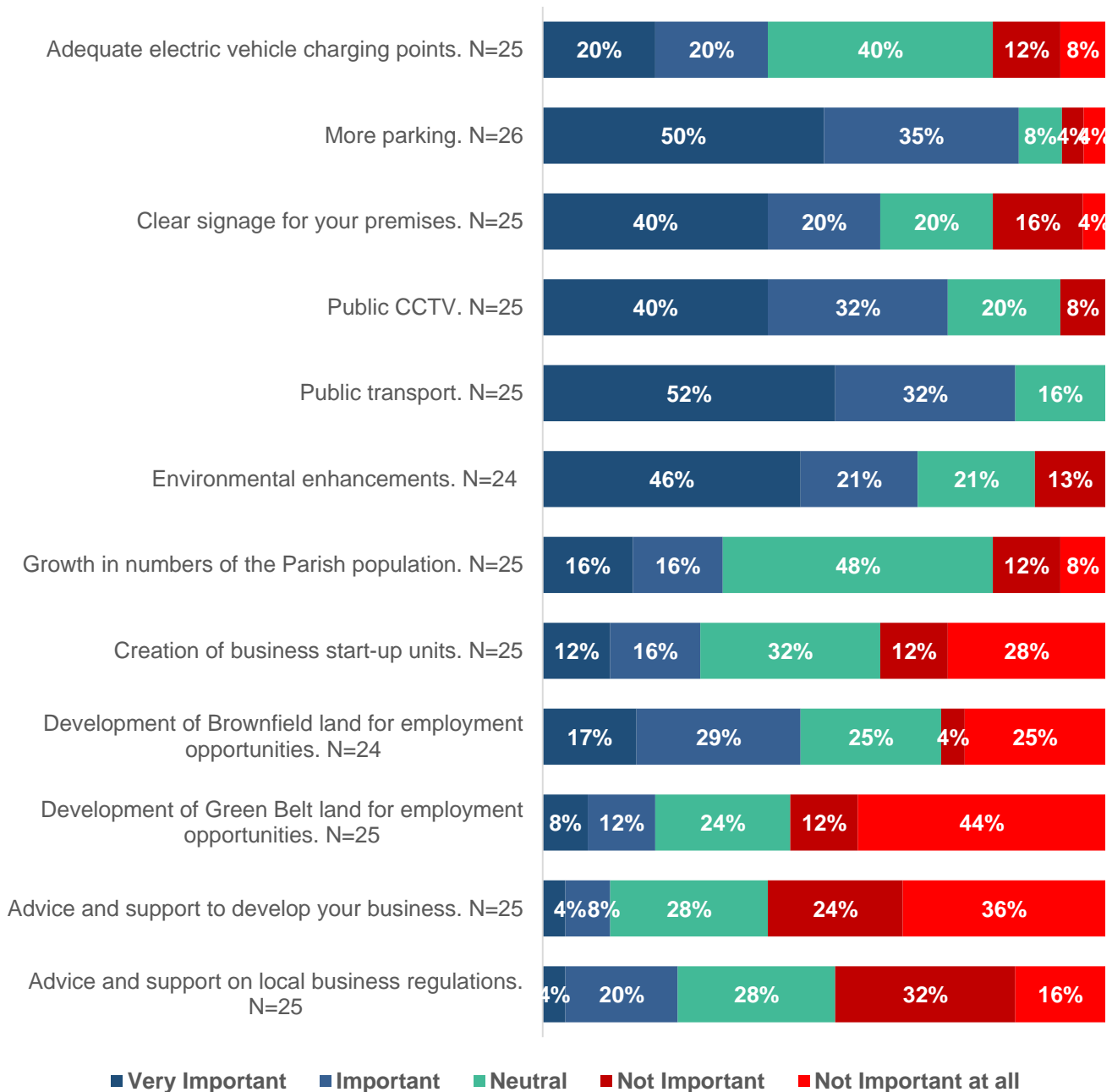
There appears to be far too much low level anti-social behavior in the parish at weekends, especially in the summer months.

Going forward

Going forward, 85% of respondents felt more parking was important or very important, followed by 84% of respondents feeling public transport was important or very important in supporting business in the parish. Just 12% felt advice and support to develop their business was important or very important.

Other suggestions put forward as important to support business were better police presence, a bus service after 6PM, and traffic calming at the top of black bank when entering Alsagers Bank.

Going forward, how important do you feel the following are to support business in the Parish?

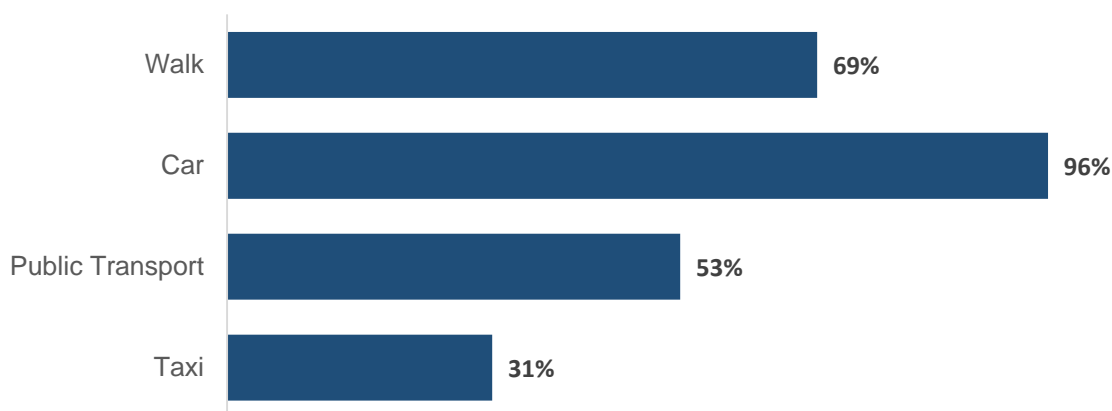


3.2 ACCESSIBILITY

Respondents were asked a series of questions around customer accessibility to their business. Almost all businesses (96%) relied on the car as one of the modes of transport for customers to travel to their business.

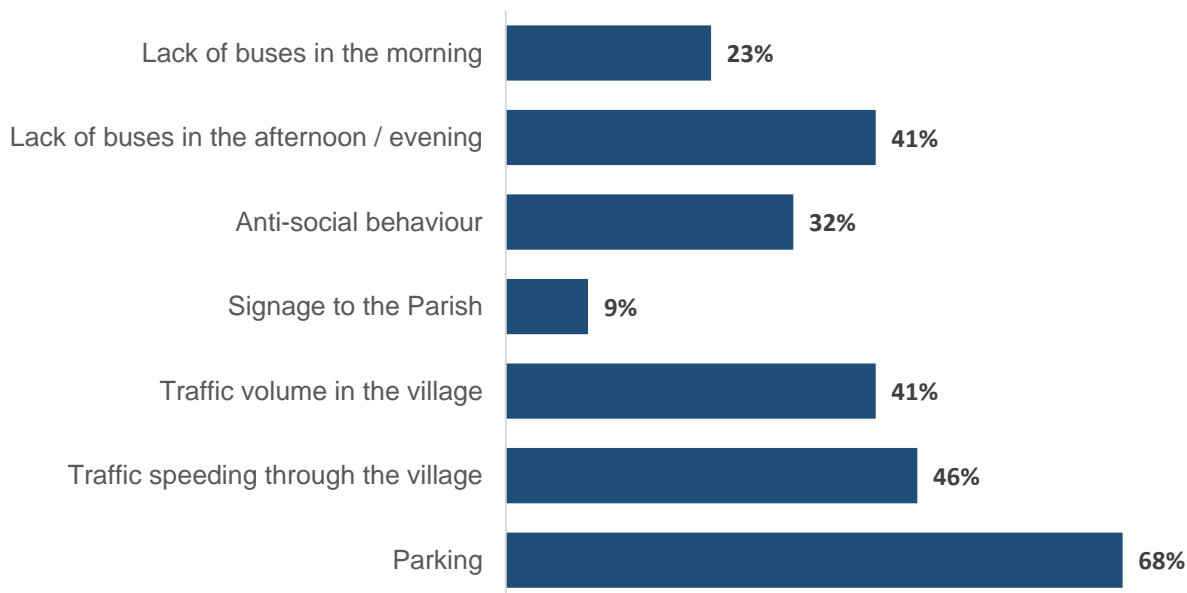
While 27% of respondents felt there were no transport issues affecting their customers, lack of parking and lack of public transport (especially in the evening) were sighted as transport issues from almost all remaining respondents who replied.

How do customers travel to and from your business?
(select all that apply) n=25



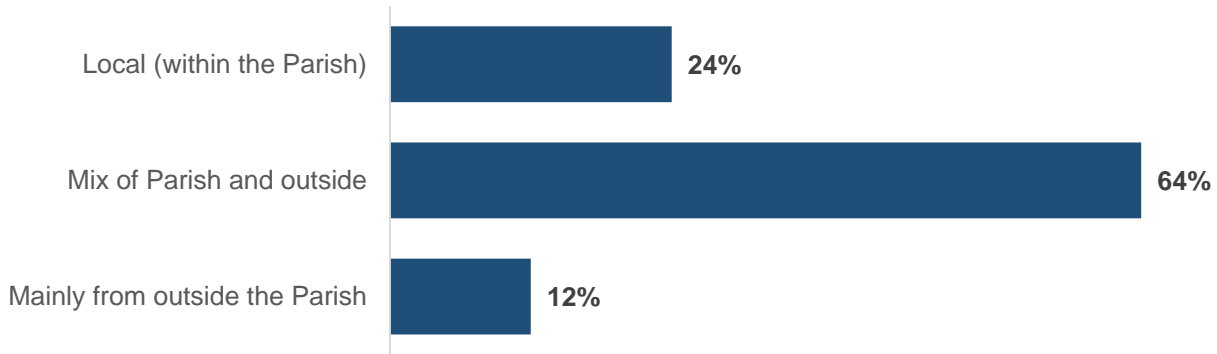
Parking had a negative impact on 68% of businesses, followed by traffic speeding through the village, which had a negative impact on 46% of respondents.

Do any of the following having a negative impact on your business? (select all that apply) n=26



Customers were typically a mix of within and outside of the parish, with just 12% of businesses stating their customers were mainly from outside the parish.

Are your customers typically? n=25

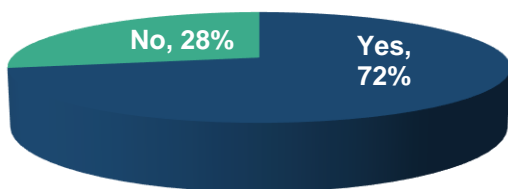


Online and communication

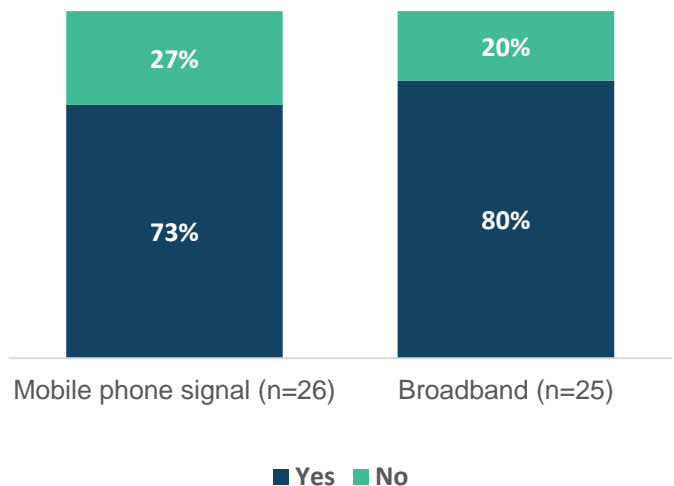
Nearly three quarters of respondents (72%) operated or promoted their business online. This could include the selling of goods online, having a website, or just a Facebook site for their business.

The majority of respondents felt that broadband and mobile phone signals were adequate for their business. Just 20% of respondents felt broadband was inadequate, and 27% felt the mobile phone signal was inadequate for their business.

Do you operate or promote your business online? (I.e. selling, Facebook, etc.) n=25



Are the following adequate for your business?



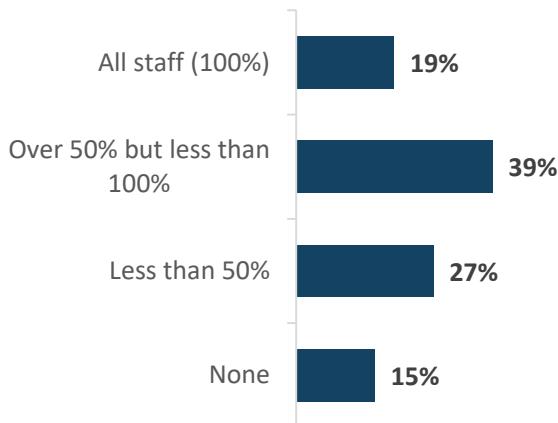
3.3 YOUR WORKFORCE

Between 1 and 35 staff were employed full time and between 1 and 55 staff employed part time in the businesses that responded. There was an average of 4 full time and 9 part time members of staff employed. Volunteers were excluded from these figures.

The workforce of respondents was a mix of within and outside of the parish. Nineteen percent of businesses had a workforce where all staff lived in the parish, whereas 15% of business had a workforce where no staff lived in the parish. Almost all businesses (96%) had one of more members of the workforce that used a car to travel to and from work.

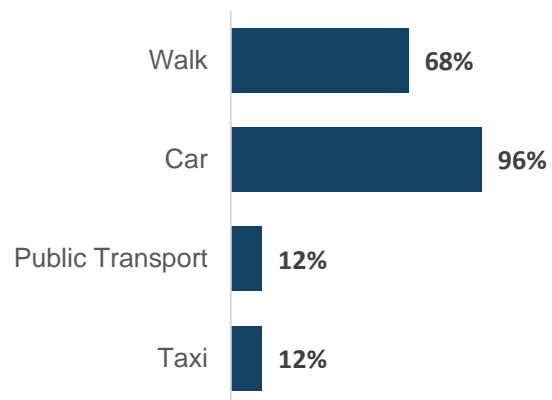
Approximately what percent of your staff live within the Parish?

n=26



How do staff travel to and from your business?

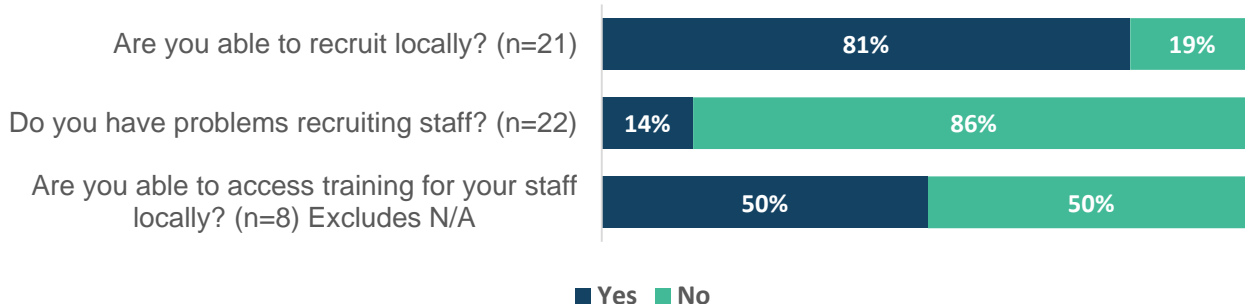
n=25



Forty two percent of respondents felt there were no transport issues affecting their staff. From respondents who felt there were transport issues, 7 were parking issues, 2 public transport, and 1 problems obtaining a taxi in the evening.

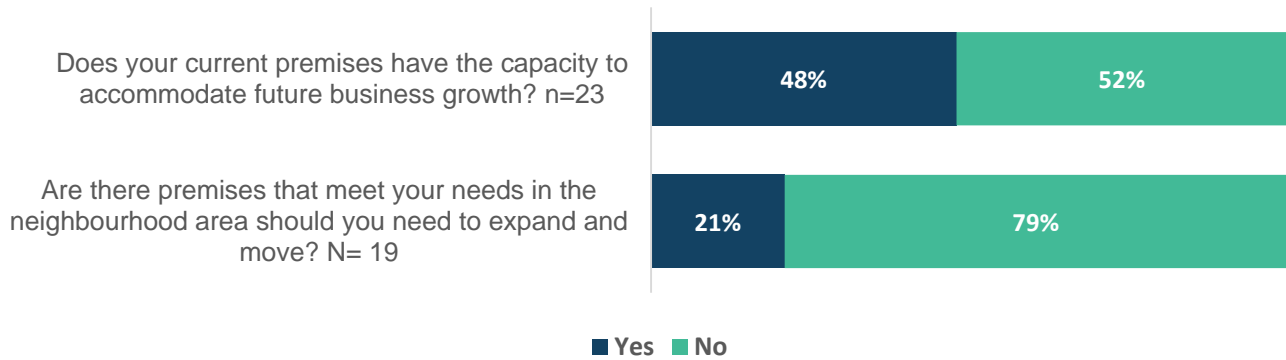
Staff recruitment

Eighty one percent of businesses were able to recruit locally and 86% had no problems in recruiting staff. One business sited working with rude customers and another sited lack of qualified people as to problems recruiting staff.



3.4 LOOKING AHEAD

Just under half of businesses who responded (48%) felt their current premises had the capacity to accommodate future business growth, while less than a quarter (21%) felt there were suitable premises in the neighborhood should they need to expand and move.



Support from the Council going forward

Respondents were asked how Audley Rural Parish Council and Newcastle Borough Council could support their business over the next 20 years.

A selection of comments are show below, with all comments shown in the appendices.

Reinstate the evening bus service. We have lost quite a bit of trade since the evening bus services were cut.

Address parking issues. Yellow lines outside my premises. CCTV on the main roads.

Invest in the aesthetics of the area.

Bateswood Country Park is not signed and the unadopted road to the car park is just deep potholes. The bus shelters are tatty and dirty. A complete lack of public transport in the evenings. The housing stock in the main village itself and the shops are tatty, dirty and neglected.

In Alsagers Bank itself, there is no parking at all, yet there is a permanently locked car park at the sports ground by the primary school that could be utilised.

My biggest annoyance is the massive increase in parking along local roads, both on and off footpaths. This leads to congestion, irritation, road rage and can be very dangerous for pedestrians and traffic.

I went to a local meeting about this some years ago, but nothing was done and the volume of traffic/parking has got worse.

Traveling around the village by car or on foot is a nightmare. When we need to visit families to arrange funerals/collect deceased it can be horrendous.

At all costs avoid bin collecting day! I have no idea how you solve this problem.

4. SUMMARY

This Survey is an important opportunity for residents to provide their views on how our parish should develop over the next 20 years. Responses will be used to create planning policies for the Audley Rural Parish.

Views on living in Audley Rural Parish

Respondents felt that community spirit and friendliness were best things about living in the parish, followed by the community facilities (healthcare, shops, etc.) and the countryside/rural way of life. Parking was the main issue respondents did not like about the parish, followed by the level of crime and antisocial behaviour. Likewise, parking and antisocial behaviour were the two issues respondents would most change about the parish.

St James Church, Audley was the heritage asset selected by most respondents, whereas Bateswood was selected as the most important green space.

Housing

The vast majority of respondents (94%) were in support of the reuse of existing buildings to deliver new housing within the parish. However, 92% were against the release of large areas of green belt to create large housing developments.

A retirement village and sheltered accommodation for older people were the two types of housing where respondents felt there was the greatest shortage.

Environment, Sustainability and Design Quality

Almost all respondents (99%) felt that retaining the rural character and feel of the neighbourhood area, along with the protection of green, open spaces were important statements.

Around a quarter of all respondents currently had problems with surface water flooding near to their home, with the majority stating lack of grid cleaning as the likely cause for this.

Leisure and Wellbeing

Healthcare (Doctor, Dentist, Pharmacy) was identified as the most important service in the parish, with bus service, parking and policing three important services most in need of improvement. When asked what sports and leisure facilities are needed in the parish, 26% stated additional off road cycling and bridleways were required.

Rural Enterprise and Local Economy

Thinking about new employment sites, 87% were supportive in the re-use of existing buildings for new employment sites, while 93% were against the release of green belt to create new employment sites.

Better parking facilities was the main issue identified by 45% of respondents to improve Church Street, while 38% of respondents felt a butcher was required in Church Street.

Getting Around

To access local shops and facilities, 46% stated walking was their preferred method of transport, while 82% of respondents used the car as their preferred method when travelling to the nearest town.

The majority of respondents (86%) would use a new nearby communal car park instead of parking on the road.

5. APPENDICES

Undelivered survey packs (Household)

Number undelivered	Location
3	Alsagers Bank
15	Audley
4	Bignall End
3	Halmerend
1	Miles Green
1	Wood Lane

Section 3. Housing

Respondents views on findings from the Housing Needs Assessment.

19-23 dwellings sounds a reasonable amount, but should not encroach on green belt.

25 houses per year could be achieved by infilling, garden building and using spare land. How do empty houses come into the equation?

A 60 bed retirement village for parishioners would be ideal. They would have their own community and this would free up 60 houses in the parish to be sold.

A large number of new properties to support the borough is questionable if any of the locations are close to borough boundaries, as the utilisation of such housing cannot be confined to people within the borough.

A need for smaller bungalows for older people to downsize.

The percentage of affordable homes should be greater than is stated.

A retirement scheme like Lea Court would be ideal. 1. It would enable the elderly in the parish to stay local. 2. It would free up existing homes without the need to build further. 3. It would create local jobs and increase business for the village. There are many elderly people living in our parish that are currently living in unsuitable terraced houses because there is nowhere suitable locally for them to move to.

A retirement village for local people.

A retirement village would be a good asset and maybe free some houses in the parish. I like living in a rural area and so if the plans were to build a vast number of houses I would be opposed to this.

A retirement village would be good for the area. It would create jobs and free up housing in the parish.

A scheme like Lea Court in Madeley would be ideal. This would: 1. Free up housing for other families. 2. Enable elderly to stay in the parish. 3 Enable elderly to have a safe environment to socialise in. 4. Create local employment opportunities.

A scheme like Lea Court would be ideal. There are too many elderly people struggling to get around their homes and this would be an ideal facility for them. It would also free up their houses for sale/rent to others.

A slow increase in the number of dwellings rather than massive estates is preferable, giving the infrastructure chance to catch up. Adequate parking all round needs to be provided.

Absolutely horrified that there is an expectation to provide such growth in such a small community. This will take away the village feel, all villages will end up being linked and amalgamated into one large town. People need to use the space in their homes better, and any new housing should be in keeping, not like a Lego town.

Accommodation must be appropriate for the demand.

Affordable 3+ bed houses would be appealing to us.

Agree that additional affordable homes are built, but they should have a caveat where they cannot be purchased by a landlord and immediately rented out.

Agree that housing is needed but needs to be done sympathetically to avoid damaging green belt

All decisions regarding new builds must be made in collaboration with the local community - every opportunity to retrofit/build improve redesign already existing stock must be considered first and foremost, including potential to make smaller self-contained units within already existing buildings - all new builds when approved should be developed by local builders and employ local trades people including apprentices - they should be green and well designed using wherever possible reclaimed materials - we should avoid at all costs building swaths of new badly designed thrown up cheap houses on green-spaces and should be as aspirational as possible embracing a community-led design approach.

All these plans take away from our village that is already overrun. Parking is horrendous as it is, the roads are diabolical. I can't imagine the state of the roads after further developments are made.

Alsagers Bank requires better quality housing, not just smaller 1st homes.

Any housing should be 'houses of character', using Audley brick and local contractors. There is a need for semi-detached and detached houses with garages. These of course would be an impact on local schools and GP numbers.

Any new housing must have adequate off road parking. Not 1 space per house. Just look at the new houses in Halmerend just past the chip shop, there are not enough parking spaces so they park on the road. It is chaos.

Any new housing should benefit the village by providing starter homes of 1 and 2 bedrooms and not built on the greenbelt that helps mental health and wildlife.

Apart from housing association building, I have only seen large detached houses being built around Bignall End which does not really serve the local community and young people who need homes.

Audley is already overwhelmed with housing. There are empty and run down houses that could be fixed up and used to make use of them to meet the commitment.

Audley Parish doesn't have many/any brown field sites for building new housing. Building on the green belt is a shame.

Audley parish has an abundance of terraced houses, we need to attract more detached properties, especially with the HS2 line coming soon to Crewe.

Audley parish should be open to all who want to live here, so there needs to be a variety of dwellings to suit all needs. There needs to be property for first time buyers to keep the village vibrant and fresh with young ideas.

Audley will not be a small village if all these new houses are built and I object to any green belt land or green spaces being used for housing.

Be nice to have younger families moving into the parish.

Brown belt first. Infrastructure needs to be in place - roads, schools etc.

Brownfield sites must be a priority.

Brownfield sites should be used first.

Build new housing on brown field sites. Improve and update existing terraced housing.

Building more houses will surely put pressure on our precious green belt and greenfield. Large scale housing will necessitate a greater need for health and education facilities. Our local primary schools are full to capacity, the health centre is unable to cope with the current population, existing roads and services cannot cope with the volume of traffic. The lack of parking in the village and in its streets is evident at present. If the proposed new housing goes ahead there is every chance Audley village will lose its unique identity due to such growth.

Cannot disagree but many existing homes will become available during this period - has this been taken into consideration? Also people's requirements change during progress of their lives, their needs both expanding and contracting.

Completely understand that there is a need for new dwellings, but the figures of 408-489 in that time for a parish the size of Audley seem completely unbelievable.

Current available housing stock should be utilised to achieve these targets wherever possible and as the figures are only approximate they should be viewed with a degree of scepticism.

Currently unoccupied houses should be filled prior to new houses being built.

Develop just 1 area of the parish. Put in a retirement complex like Lea Court, and a block of apartments for young professionals (not social housing). That would then free up around 100 2/3/4 bed properties in the parish to be sold, without developing all over the parish.

Developments should be in small pockets not large estates.

Does the Borough Council plan to accompany this increase with the building of more schools and healthcare facilities?

Don't build houses without providing the appropriate infrastructure (i.e. Doctors, public transport, and schools). School provision across all age ranges MUST be considered. I agree that 1 bedroom properties are needed, but they must be affordable.

Don't talk about expanding the village without considering the infrastructure needed. Will infrastructure be adapted and expanded to meet all the new housing?

Empty homes and boarded up homes need to be included in these figures, including Migration/Brexit numbers which may alter these projections. One bedroom smaller homes could be provided with the empty flats above Town Centre shops and the local authority should speed up the process and make it easier for developers to change commercial to residential use which would provide affordable rented housing and inject life into our high streets.

Enable extensions to existing properties where able, reducing the need to build larger houses. There are many residents wanting to stay in the area and downsize, but not enough 1/2 bedroom bungalows close to amenities i.e. bus stop, shops.

Ensure any derelict spaces are used and don't remove walks etc.

Everyone needs a home.

Expansion is only welcome if this is managed properly. With expansion comes more demands.

Farmland and footpaths should not be built on.

Green belt land should not be used for housing as we will be in danger of joining up other communities into one large urban housing unit.

Green spaces should always be protected, once it's gone, it's gone. No dwellings should be built on greenbelt land. All other options and alternatives should always be explored.

Homes for downsizing to would be good.

Housing is needed but planning should be granted for expansion of homes easily to allow families to stay and grow rather than all new builds.

Housing is needed but should be built sympathetically and taking into account the village infrastructure.

Housing is obviously essential but consideration needs to be given especially to our infrastructure. The roads in certain parts of the area are dangerous because of parking and volume of traffic.

How can you consider building more houses in the parish when it is already saturated with car parking problems?

How will doctors, schools and services cope with the extra housing?

I accept that there is growth required but green spaces must not be compromised/taken away to fulfil this. Brownfield sites must be fully explored and fulfilled. The road network in Audley would require substantial investment and improvements. More schools, public transport and general services i.e. doctors would also be required.

I agree - but the right type of housing is needed - Consider co housing and incremental housing development rather than large scale - the infrastructure isn't there to support it.

I agree there may be some growth but also there are some loss with older people downsize and/or passing away. Also some of the household growth may be where they want to live outside the Newcastle parish therefore would we need as many housing projects? Some of the old derelict houses in the towns may be a more beneficial to update or renovate. Newcastle town is now getting more empty of shops and business which is such a shame. More should be ploughed into making these shops more sustainable and growth in these areas.

I agree with the above findings.

I am 40 and a lot of my friends have had to move out of Audley because the house prices are so high and the lack of houses.

I am age 30 and lived in Audley since I was born. I want to stay in Audley. I live in a 3 bed but want a reasonable 4 bed and struggled to find one. I believe new homes are needed. It's nice that the next generation want to stay so we need to build homes for them. There needs to be houses with drives so not to cause disruption and not cramming as many houses as you can on a plot. There needs to be more homes for first time buyers.

I am concerned that the uniqueness of the parish will be changed by housing developments such as those in Alsager.

I am in favour of homes for downsizing - bungalows or small apartments.

I am of the opinion that we need very little housing built in the parish.

I am strongly against the development on green belt when there are plenty of brown belt areas in Stoke/North Staffordshire.

I am worried by the amount of dwellings that need to be built per year for over 20 years. The area is already very busy and things like the doctors and dentists are over stretched already. There is only a few schools and nurseries in the local area too.

I appreciate the need for more housing, however, I would not like it to impact the greenery of the village we live in, as this is one of the main reasons we chose to live here.

I can see a need for 1 bedroom housing. As generations age, they want to be independent and these one-bedroom homes provide this. Also, there is a need for younger people in starter homes. Both are valid reasons for this housing.

I do believe Audley does need more homes which will also help to improve the high school's attendance as more children will be enrolled at Sir Thomas Boughy Academy. However, I do think it should be carefully planned as the children in the school enjoy being able to see the fields and Mow cop from their class rooms as it increases productivity and the natural surroundings have a positive effect on their mental health whilst learning and being in the school environment.

I do not agree with the findings. 400 plus homes in the next 20 years would change the character of the villages - what about 20 years after that, another 400? There are plenty of houses of all types for sale around the parish, which suggests no shortage.

I do not oppose it, as long as it is not on the green belt.

I don't have any experience or knowledge but often wonder why some properties are allowed to remain empty for long periods of time. I think all options of compulsory purchase, occupy existing sites, refurb buildings and use existing brown field sites should be exhausted before new houses are built.

I don't mind the development and it is essential, but all the recent proposals cram too many houses onto the areas.

I don't think we need any more housing. Our village struggles to cope with the number of people living in the area. If more housing is built we will slowly move from being a village to a town. Audley is not affordable - I cannot afford to buy here.

I feel Aspire sell a lot of the council houses that need work and then invest money into new houses and taking land away from the community. Repair the ones that have had long standing tenants in rather than selling on.

I find this difficult to believe in light of the enormous housing projects in nearby Alsager - Where is the demand? Additionally, the aforementioned housing has ruined Alsager.

I have no issues with increased housing as long as keeping with village life and affordable housing.

I hope you have considered the effect of more houses on our roads and can the schools cope? We won't be a village anymore!

I see no need for additional housing in Audley Rural Parish. Local residents are able to relocate within the village should they need to upsize or downsize.

I think a retirement complex for the elderly is ideal to allow them to stay in the parish.

I think affordable housing is a must but feel that many houses in the area are terraced and should be utilised for smaller and lower-income housing. To attempt to make a rural parish conform to a town centre strategy seems ludicrous to me.

I think people need to buy bigger homes with driveways Instead of buying more cars and parking them all over the roads. It's a logistical nightmare driving round Audley and Bignall end.

I think something like Lea Court has a lot to offer.

I think that the council / authorities should be looking at ways of moving the older generations where the children have 'flown the nest', out of homes into smaller homes to free up the much in demand 3-4 bed houses. A plan of desirable bungalows / flats for this generation would be beneficial to the community. I also think that space above retail premises should be utilised better and long-term empty homes should be brought back into use.

I think the village copes well at the moment. If too many people come into the village the infrastructure would really struggle. I object to a lot of housing and industrial units.

I think there is a good mix of houses from starter homes to retirement properties to support a good mixed community.

I think these figures suggest a realistic figure that will likely allow for the preservation of the rural nature of the parish if distributed correctly.

I think we need more 3/4 bedroom housing to attract young families to the area

I think we need to be very careful about building more and more houses in an already congested parish. I also feel that people, in general, do not want to lose their green spaces. Do we actually need more houses or is this just Newcastle BC pie in the sky?

I understand that housing is needed but where are you putting all these houses? What happens after 2042 there will be more housing needed there will always be need but no one ever stops to think maybe Britain is full. There would be a massive impact on schools, doctor's services, parking in all the villages is difficult and then you're adding more people into the mix. Once all the brownfield sites are full then it will be to go into Greenbelt, this proves to me that greenbelt land is not protected or cared for. Also no one talks about

economic immigration and the impact that has on housing, local services and wages. The fields around Audley and surrounding villages are essentially farmland this should be protected, not built all over and should be used in this respect we have been unable to produce enough food to feed ourselves since 1835. Small villages get swallowed up and the uniqueness destroyed by local government trying to meet targets set by the national government who have no idea about the places that they are asking to be built on. Town centres are dying, why not turn these places into vibrant living areas.

I understand the need as long as they are small developments of a few houses.

I understood that the birth rate is falling. I accept that new housing may be needed but in brownfield sites only. Do not destroy habitat and the essential green spaces surrounding Audley. These green spaces are essential for our wellbeing, health, farming, and wildlife.

I would back this, but where will they be built? I don't want to reduce the green space we have, plus can Audley cope with any more traffic? I agree in practice, but not in principle.

I would object to houses being built on a. Green belt, b. some brownfield sites that might create additional problems such as increased traffic on narrow roads.

I would prefer the growth of Audley parish to remain static to retain its rural feel. Instead of expanding the rural villages, extra housing should be added to the larger towns or a completely new town created, like Milton Keynes.

Ideally, any new housing will be built on brownfield sites. Would it be more cost-effective to buy smaller houses when they become available and renovate them to make starter homes? Ideally for older people a co-housing development central in the village.

If people living alone in 2/3/4 bed houses had suitable housing to move into then this would free up those homes for families.

If there is a need for housing this should be built on brownfield sites with support and investment in other facilities.

If these findings are actioned then additional infrastructure needs to be put into place to cater for the additional number of people i.e. Doctors, schools, shops, transport links, roads, car parking etc.

I'm happy for a small number of dwelling to be built, such as those in Bignall End over recent years but please build on brownfield, do not build on green belt. It would also help to STOP buy to let and let the younger generation buy a cheaper house to 'do up' rather than builders buying, doing up and selling for ridiculous prices.

Is this a reflection of the number of houses need for local to be able to afford a home in the area or a projection of numbers to build that will be unaffordable for most local people?

It is already chaotic all over the parish with cars parked everywhere. Our dentist is already full and taking on no new patients, it is difficult to get a gp appointment, schools are full.

It is inevitable at some time that properties will be built in the area. The big question is where, and in keeping with the village identity.

It would be beneficial for some smaller housing projects to be used for local people.

It would be good for single dwelling housing.

It would be nice to have a housing block specific for elderly people (over 65).

It would be very useful to have more starter homes, and a retirement village so that the elderly could downsize and stay in the area where they have always lived.

It would ruin the rural feel of the village and in my opinion, drive people away.

It's all well and good building hundreds of new houses but the existing local facilities are never considered. The local roads are crumbling apart as it is without hundreds of extra cars. Scot Hay has no pavements to get safely outside of the village and it's unsafe to walk anywhere. All this extra traffic would only make this worse.

Keep off our green fields.

Keep the building of new homes to an absolute minimum.

Larger homes are needed for families. There is enough choice with regards to smaller homes - e.g., terraced, semi-detached and flats. We do not need any more 'affordable' homes.

Local housing is very affordable for entry to the property market. There is an abundance of entry level housing and a distinct lack of 3-4 bed family housing for people to grow into with their families. 3-4 bed semi and detached housing should be given development priority over small 2-3 bed housing. Currently a lot of families move on to Newcastle or Alsager for this need as there simply isn't the required supply locally.

More 4/5 bedroom homes would bring more prosperity to the village.

MORE BUNGALOWS NEEDED.

More houses mean more traffic and more parking problems. A retirement village for the elderly would be a good idea as this would free up houses in the parish without having to build more.

Smaller houses/ flats required for the older generation to downsize into freeing up the much-desired 3-4 bed family homes. Make it easier for people to develop their own homes - loft conversions/ extensions/ basements/ garage conversions/ annexes/ dropped kerbs for driveways.

More starter homes for first-time buyers, communal housing for the elderly. Limit on large-scale building.

My big issue with this is that Scot Hay is a hamlet and it would be detrimental to the scale of the environment if more houses were planned. It would disrupt the countryside and ruin the feel of the place that has kept us happy here since 2006. There is no requirement or infrastructure here to support further residential developments!

My greatest concern with increasing houses is that the village centre already struggles to cope with the traffic that the current houses generate. More housing is likely to generate more traffic and therefore should not be increased without a plan to address this. The village centre is currently an accident waiting to happen!

My only comment would be to protect current greenbelt land and try, where possible, to re-purpose brownfield sites.

Nationally and locally we should stop building houses as it does not deliver the carbon-neutral agenda. Solar panels, underfloor heating, etc. should be provided as should improve insulation and rainwater harvesting on any new build schemes.

Need more affordable new freehold housing for young people - apartments or terraced houses, for only residents of the parish to buy, with lock-in terms & under £120,000.

New builds for Audley residents? Or overflow from Newcastle, Stoke and South Cheshire?

New homes need to be affordable, but do not build on green belt.

New houses are fine, but there needs to be the infrastructure. The local roads won't take extra traffic.

New houses need to be built for a range of affordability. Affordable rented properties need to be built with care and consideration and in sympathy with the environment in which they are located. We do not want estates of brick boxes with no character.

New housing is important but it must be done in a sensitive and appreciative manner. A neighbour team and plan such as this can make sure that this is carried out to the best advantage of everyone, not just the council and developers! The implication for schools, traffic and parking, and health need to be taken into consideration. Looking at how other 'villages' and small towns have been impacted due to over-building, such as Alsager and Stone, can provide information.

New housing should not be at the expense of green space and should have access to local amenities and public transport.

New housing with the right investment in infrastructure is needed.

New larger homes to grow into would be welcomed.

New larger housing needs to be affordable for local people, rather than bringing in those who can afford the higher prices.

No farmland should be scarified to houses.

No green belt to be used for building houses or warehouses.

No more Aspire homes. We have had problems on and off for years with problems caused by unsuitable tenants placed in the flats in Halmer End by Aspire.

No more dwellings needed here.

No new developments.

No new housing should take up green belt land. Developments in Alsager and Congleton rarely seem to deliver much affordable housing.

No, that sounds reasonable.

Not enough capacity at the schools or doctors to accommodate this amount of new homes.

Not on green belt!

OK, as long as green belt is not used.

Older people's homes are important, as they leave larger houses for families to move into.

One-bedroom houses are no use to anybody and they create a move-in move-out culture. If new homes are to be created they need to be 2 bed homes and affordable for first-time buyers.

Our parish is too congested and services (doctors, dentist, schools, parking, roads) are at breaking point as it is. We have no capacity - both appropriate land and services to cope with any more new buildings.

People need houses and flats, but they should not be built on green belt.

Planning always too difficult to obtain and bias.

Please don't build on green field areas, use brown field sites instead.

Pointless, as this will happen.

Prioritise brownfield sites.

Priority should be given to the use of Brown Field sites.

Ratio of owned and rented houses should be more equal. I don't see much demand for 4 bedroom houses.

Ravens Park is a nice estate. Look at the new housing estate currently being built on Keele Road - it is going to be a lifeless estate of back-to-back houses. Not what we want in the parish.

Remember - the GP surgery is full, schools are full, the roads are full.

Repeat previous comment regards uncontrolled housing development that have gone on in South Cheshire. Why do we need new four bed housing? Why for such a small quantity of housing are the Parish Council even looking at green field sites? Surely there are enough brown field sites available?

Restoration of empty properties should be considered before more housing is introduced.

Scot Hay village should be taken out of the green belt like other villages to allow the development of redundant land unusable for any other purpose which was previously developed.

Seems like sensible measured development. Important to think about location, infrastructure and parking.

Serious concerns on the numbers, we will never maintain segregation of the villages or retain any green space for future generations.

Should not consider any new builds until all empty premises have been converted/filled. Also, population growth and parish demography must be taken into account before accepting any government figure, which is based on a generic formula and has no consideration of the rural nature of our parish.

Small pockets of new homes would be acceptable, but not any large estates. I think the existing infrastructure would not cope. Expanding the villages would completely change their identity and lose its rural charm.

Smaller 1 beds would be good for people to downsize into which in turn would free up bigger properties for families.

Smaller dwellings should be a priority, including more social housing.

Smaller homes needed.

Smaller homes of reasonable cost to keep you get families with in their communities. Similar thing for older generation who can't afford the cost of a bungalow.

Some housing is needed, but these numbers seem high. Where would we find the land without merging the villages?

Some kind of facility like Lea Court in Madeley would be an excellent addition. This would also create employment and opportunities to increase spending in the village.

Something like Lea Court built in Audley would be a good idea. This would release houses in the parish. We don't need any other building - just look around Newcastle Town Centre and its outskirts to see the large number of new homes being built over the next couple of years

Starter homes are needed very badly, also care homes and apartments for the elderly.

That figure sounds a bit high and will make the area like everywhere else - full of new builds and no green space or character. One thing that local residents agree on is we don't want to lose the character of the parish and green space.

That is a lot of housing for an already over-congested village. A scheme like a retirement village sounds like a good idea, as most of the residents would not need cars/parking, and this would free up houses in the parish without the need to build more.

The area near Red Hall Lane could be used for a retirement village and low cost housing.

The Borough Council will set targets, but they do not have to be met - i.e. they are not enforceable and after the 20 year period they will be reviewed, therefore it is imperative that the local plan reflects the level of development that the parishioners are happy with. development needs to reflect the needs of the populace - if there are no bungalows to downsize into, then this needs to be addressed so that larger 3/4 bed family homes can freed up.

The emphasis should be on quality new homes to bring the area up. Far too much emphasis on affordable homes.

The fact it could become a town and not a village, and taking away farming land.

The figures from central government are based on a growing population which is not being addressed. We don't need more housing.

The figures need updating regularly and census figures to be taken into account. 2019 is pre-pandemic - the world has changed. Also government emphasis on protecting green spaces needs to be included in any decision-making.

The housing needs to be affordable for first time buyers as well as families and the retired.

The housing needs to be appropriate to demand.

The local people should be consulted before green dies are developed.

The location of any new housing should take into account Newcastle Borough and Staffordshire County Council's climate emergency declarations. They should integrate public transport and not add extra strain for infrastructure through requiring a car to live there. New properties should also provide access to green space and not token gesture paved yards to promote wellbeing. Any new houses built should also be resistant to flooding and future climate impacts, and should be built to be carbon zero so residents are not only considered in terms of affordability to buy, but affordability to run their home, especially with contexts like the energy crisis as energy prices are only likely to increase and we need to build housing that is future proof and benefits the community, not property developers' profits.

The methodology is not correct for our parish. It does not take into account the post covid way of living and working.

The more green spaces that are reduced, the more I would be inclined to leave the parish. The green spaces are precious. Our roads are not designed to handle massive amounts of traffic/parking. Each new property would require parking for at least 1 car, which is a massive consideration.

The number of affordable houses should be >50% of the total.

The parish is big enough. It will become a town without the necessary infrastructure.

The population growth rate in Audley is 0.16% per annum (2019 estimated population compared with 2011 census data), therefore, there is a need for the population growth rate to be updated following the 2021

census, and development to be commensurate with actual data. Traffic and parking in Audley village and surrounding areas is already at unsustainable levels and any development would ideally need to take account of environmental impacts to ensure compliance with climate change objectives. Preserving green spaces, the distinct character of our villages and reducing carbon emissions should be a priority.

The rent is not affordable now let alone in 20 years! £600 for a 2 bedroom terraced house, with no parking.

The scale of development should retain the balance of the village.

The summary sounds reasonable, but account must be taken of the associated needs for health, transport, schools, etc. Transport also includes the need for off-street parking for new housing and the existing road-congested streets. Look at what 8 new houses in Halmer End has done for parking in the high street - even though each house has 1 off-road parking place, it is far from adequate. People struggle to park anywhere near the chapel for services, weddings, funerals etc.

The village of Leycett would be ideal for development.

There already seems to have been a plethora of small/starter houses in Bignall End.

There are plenty of brownfield sites in the borough that can be used for housing development and plenty of houses for sale in the area.

There are plenty of brownfield sites in the borough without developing further in Audley. Don't let this be an excuse to sell off green belt, just to meet borough targets!

There is a lack of housing for older people. If there was more, it would free up family homes. Brownfield should be considered before green belt.

There is a need for retirement properties and family properties.

There is a need for smaller single-story housing for the elderly, but it needs to be affordable.

There is a wide variety of housing in the area, also a variety of age of housing. We need to preserve the nature and uniqueness of all villages and a range of provisions for all ages. Need evidence of people unable to gain property.

There is absolutely no way that Audley will require nearly 500 houses in the next 20 years.

There is neither the schools for this nor the capacity for potentially 800+ people at the health centre. Parking is also lacking as most of these homes will have 2 cars.

There is not a requirement for anything more than small scale infill housing or redevelopment.

There may seem to be a shortage because people have a desire to live in the parish due to how it is today. More development will change the parish and less people may want to live here as we lose the things that make it what it is.

There should be more houses built for the children of the area at affordable prices to stop local young people from moving away and the area filling up with outsiders.

These are all Newcastle figures but likely to be dumped onto rural surroundings.

These figures seem better than I had previously seen. More manageable than the 1,000 mentioned in the Newcastle under Lyme Local Plan.

They are building houses everywhere in the Borough at the moment, none of these houses are affordable. It makes sense to re-build run down areas rather than build new houses on green belt.

They built housing next to Ravensmead and it has stood empty for a long time due to incompetence. They need to sort out the current houses before they start any ideas of new.

They need to redevelop buildings like the old wagon and horse's pub, rather than just building new.

They seem reasonable. There should always be a mix of housing.

This sounds like a vast site which will become a housing estate taking away the village lifestyle and having a great effect on our local wildlife. Don't get me wrong. I understand that there is a housing shortage but there are many other areas without taking away our lovely village and country side.

Too many new houses in the parish will encroach on green belt land that needs preserving. It will increase traffic on roads that are unable to support the increase. If larger homes are built, this will bring multiple

vehicles per home. The rest of the infrastructure (schools, doctors, dentists) will not cope with the influx of new residents.

Too many housing sites are popping up in all local areas and affordable housing on them is minimal. Most are 4/5 bed houses out of the reach of young people. Too much greenbelt is being lost for figures that keep growing year on year. We will eventually have large scale building sites around our countryside polluting the countryside with more and more roads to feed them.

Too many new houses.

Traffic in the area is bad enough - having more houses will make it worse.

Trying to cram houses on small amounts of land is not conducive to keeping a village feel. Using larger parts is fine, however there does need to be funding to bring the road and transport infrastructure up to scratch. For me it also depends on what the houses would be used for.

Use brownfield sites. NEVER, NEVER use green belt.

Using the housing and expected growth of households will forever always indicate more housing is needed. At what point would it stop.... when all green land has gone? In addition the facilities of our village would struggle to accommodate 400 + houses..... Schools are already full and it is difficult to get doctors and dental appointments... the infrastructure of the village could not cope with those many more houses.

Warehousing to be sited by the A500, not in or around the villages.

We appreciate there is a need for new housing but this must be in line with keeping as a village.

Withdrawal of the £5,500 infill payment to NULBC if you happen to have land to build on.

We are already under pressure with the volume of cars in the village. However, 1-bed bungalows for OAPs would be a sensible option as we have an aging society.

We are concerned about the schools, and roads will not cope with the increase in housing We are also concerned that there will be a loss of our beautiful green spaces and we will lose our village vibe.

We definitely need more housing, it will attract new people and bring more money to the area.

We do not have the infrastructure into or out of the village.

We do not have the infrastructure to support this. There are not enough shops, the high street is a bottleneck already and not enough parking, the schools are full.

We do not need more houses. People around these areas can't afford them, it only encourages people from other run down areas to move in. Let them get their own councils to improve the areas where they live.

We do not need OAP homes, these are private gulags and have no use in society. We need no development in the green belt, brown belt, or reclaimed areas. We need the development of Audley Village, a shop in Wood Lane, Scot Hay.

We don't need more housing.

We don't need more social housing. Aspire already cause far too many problems with some of the tenants they place in the area and we have far too many rented out, buy to let terraces with people who don't stay long enough to become part of the community.

We don't want lifeless estates like those being built now.

We have a large number of terraced houses which are good for first-time buyers. More provision for the elderly/retired is required.

We have an ageing but stable population in Audley Rural Parish with no indication that this will change, therefore we see no need for any additional new building on any green belt land.

We have no space for cars as it is.

We have problems with parking as it is. If you do have to build, I would like to see an apartment block of flats for young professional people to live in. Not the flats we have which seem to be full of antisocial behaviour.

We need a block of apartments, like Chervil Close in Newcastle for younger people and a retirement village for older people.

We need housing but not where it changes an area out of recognition.

We need less housing in the parish- not more.

We need more ground floor/bungalow type properties. We have started looking for ourselves and realise there is a vast shortage of this type of property in the area.

We need more properties suitable for retirees, or single people. Also maybe some larger properties for families.

We need new, affordable housing, particularly for rent (not private landlord!). Consideration to building on brown field before green field. Greenfield to be built on unless there is no other option.

We need to find out how many 'houses' have been built already throughout NUL before we agree to build more. How many are still empty? How many are 4, 3, 2, 1, bedroom houses? How many have off road parking? Are they fit for purpose? If not, why not? How many properties have been built on Brown areas? How many have been built on Green areas? How many have been built on Green Belt? Why has Newcastle-Under-Lyme and Stoke-on-Trent suddenly become the place to build Warehousing? Why have they suddenly become the place to industrialise?

We need to protect our green spaces. Audley cannot cope with large developments, our roads and parking are already overstretched.

We would look towards moving into a bigger home in the next five years and would love to stay in the Audley area. It would be a shame to get rid of green belt land to do this though.

We would love to stay in this area, but house prices are too high so it's a struggle as a first-time buyer. I would be disappointed if our green spaces were ruined.

We would prefer to see housing for first-time buyers at affordable cost - starter homes rather than large 4-5 bed houses.

What provision will be made to increase the size of local schools to accommodate the extra children? Is there a plan to extend the doctor's surgery? Roads will become even more congested.

Where are all these houses going to go? Parking already is appalling on most of the parish roads.

Where possible, would it be best to use sites that have been used for industry rather than green belt.

Whereas there is a housing need, it is vital that the rural nature of the parish is maintained. Too much housing will lead to the loss of village life. Without building schools etc. to support more housing then this becomes too impactful on the area and green belt.

While I appreciate that new housing is a requirement across the country and across Newcastle Borough Council, I do not see much of a need to add housing to a rural area, when there are plenty of opportunities to use brownfield sites, closer to where there would be more jobs in the future. I'm not saying to stop any new houses being built, but it should be minimal, and any addition to the population from this point needs to be met with an increase in facilities and maintenance. The village is already at bursting point.

Why are new homes needed on Greenbelt land where there is so much Brown belt land a short distance away? It isn't just homes that will be needed new schools, doctors, shops, nurseries, roads and a much better public transport system will be the minimum requirements.

With this increase, there needs to be infrastructure to support it. What you already have in Newcastle should cater for this.

Yes - people choose to live here for our rural status and green spaces. Large scale building will negate this.

Yes - STOP! Lower birth rate means all these houses will not be wanted.

Yes, these numbers of homes would be too much of a strain on local amenities.

Yes, provide more bungalows so that the old folk can move out of family homes and let families who need them move in.

Yes, with the limited amount of space villages such as Audley and Halmer End, building these extensive projects would over crowd and use up greenfield areas where we take pride and joy in. Green spaces are needed for mental and physical health and this is one of the things that we have in the area and we should not have to give that up.

Yes. The figures don't truly reflect the housing needs as there are plenty of 3-4 bed houses, but these are being occupied by people like me because we have nowhere suitable or affordable to downsize to in the parish. The older generation needs consideration so that the family homes we still live in can be freed up for actual families. The flats by Ravensmead School were built on the proviso that they were for older people, but this is not the case anymore as no older people live there only young people and families. It is exasperating - what has happened? As soon as NULBC sold out to Aspire nothing mattered anymore, so because of the total lack of consistency NULBC are plucking numbers from the sky for their own short-sightedness and unwillingness to challenge Aspire, who just create and do what they want wherever they want. The numbers quoted above are created because of rules being broken and flouted as per usual and these figures are now being bandied about to fit a need for housing types that doesn't exist.

Yes. Green belt land is called green belt for a reason. Maybe a small assisted living place could be built instead of them flats in Audley.

You can do anything you want with figures to suit your own needs. We don't need any large-scale building projects, but as I said before, if you decide to build you will, regardless of the feeling of the people.

Your findings are much more acceptable than the Borough Council figures in their plan.

And Finally - Any other comments

1. Local police station needed. 2. Shops such as Alessi, Horsleys, Headmaster, and The Butchers Arms, all have lovely front signage in keeping with the village, this should be encouraged. 3. Some shops such as Bargain Booze and the old COOP look dreadful and have bread baskets and other containers outside.

1. Maintain green space 2. Ensure carbon neutral strategy 3. Expand services to suit the population 4. Improve roads 5. Maintain the rural nature of Audley 6. Rather than build in the village, use the many empty buildings in Chesterton and Newcastle.

1. Only build on brownfield sites. 2. Do not build in between villages. 3. Do not increase the size of these villages as the infrastructure cannot cope. 4. I remain here because I like it how it is.

1. Your design code - how much is this going to add to the cost of an already unaffordable new house? 2. We don't want developers offering sweeteners to build on green belt land - No to 'I'll give you the money to build a tennis court if you pass planning permission so I can build on this green belt'.

A business such as ours which supports the whole of Newcastle - residents, charities and not-for-profit organisations, and also businesses would benefit from a little financial aid from the council to assist with ever increasing running costs.

A commitment to replacing stiles with kissing gates and maintaining the many excellent country walking routes we have in the parish - a huge asset of the area.

Address parking issues. Yellow lines outside my premises, CCTV on the main roads.

All natural elements and historical assets should remain untouched and should be protected as they make Audley a wonderful place.

Any increase in housing or business development must firstly have a plan to provide local facilities, such as doctors, school places etc. and improved transport links and roads. Without these life becomes worse for the majority.

Audley daytime - low footfall, not many issues. Audley night-time - People stop to use the shops and parking anywhere. There are seven businesses offering delivery service and the cars park anywhere. We have 3 car parks, perhaps open the doctor's car park in the evening. Some years ago we had Audley in Bloom, and this seemed to bring the shopkeepers together. There is a lot on offer in the Parish for young and old. Footnote: I believe there is to be a new barbers in Miles Green - There are already 9 hairdressers/barbers in the parish!!

Before any expansion, community healthcare and transportation needs to be improved. By removing green belt and brown belt you are taking away the rural region, which is why I moved here.

Better countryside management including footpaths and rights of way. Better signage and information to encourage tourism and trade.

Better roads, more parking.

Bignall End needs double yellow lines adding from Londis all the way down to Stephens way. Inconsiderate parking all the way down hinders emergency services, buses and tractors, lorries and motorists all getting through without going single file. I've been told its traffic calming measures but seeing the amount of road rage there is nothing calm about it.

Business responses

By keeping the area tidy - cleaner footpaths, keeping drains clear, etc. A crossing for pedestrians may help, given the volume of traffic.

Cars parked on pavements, forcing you to walk in the road. Not all areas have pavements. Speeding cars along High Lane, in and out of Alsagers Bank.

Community-Led Design ensures the right decisions about the future of our rural parish are made for the reasons.

Could the zebra crossing be moved from its current location to outside Horsleys or the health centre?

Cycle lanes should be considered to both assist/encourage cyclists and to calm traffic.

Develop affordable housing and promote the area to young families. Ensure policing is visible to reduce antisocial behavior.

Do not build on the green belt land and no offices.

Ensure walk areas are safe and easily accessible.

Farmland cannot be used for development.

Feasibility studies to be undertaken and paid for by applicants wishing to develop on green belt, as opposed to brownfield sites. Consideration of any suggested links to the M6 or A500 from the area, as junctions are already problematic.

For goodness sake stop talking about housing estates and industrial estates. Try and create a pleasant place to live - clean up the village and bring back a village-type atmosphere with independent shops, without the fear of drug wars!

Green space should not be developed.

Green spaces are so important to me and this is one of the main reasons I want to live here.

Halmerend Community Interest Company requires more support from the council. As this property is borderline with Staffordshire County Council, consequently funding is poor from them. More policing to cover rural areas such as Bateswood, as there is a big drug problem in Halmerend.

How best could Audley Rural Parish Council and Newcastle Borough Council support your business over the next 20 years?

I don't think there was much included regarding renewable energy sources of which I am an advocate. Not saying we need to pepper the beautiful landscape in wind farms, but we need to give careful and ample consideration about clever use of solar panel tiles for roofing, solar heating solutions including natural thermal heating and wind generators, where they don't become an eye sore.

I hope we are able to protect our beautiful green spaces, particularly from developments such as J16 which ultimately will be short term as who knows how long it will be until the need for warehousing has passed. I realise that some housing may be needed but that can only increase the need to preserve green spaces. I think it is imperative that we ensure all brownfield sites are used first.

I think a local nursery school would be very beneficial.

I think it is great to do a survey like this. Audley is a really lovely village to live in and I am nervous about the green spaces being taken away from us. I do understand the need for progress - I just don't feel we can or should build houses/industrial buildings for the sake of it. Let's stay rural!

I think it is important to retain the character of buildings around the parish and care and consideration is needed to ensure that architectural features are not lost. I also think that the number of community buildings

we have needs to be addressed - particularly in Audley. There seems to be an abundance of these under-used buildings when these could be repurposed into offices/ retail/ restaurants - Pensioners hall, Audley Church hall, and Audley Methodist Chapel for example. The Parish needs to think smarter about the assets it currently has instead of thinking the only options are to build, build, build. Communication with neighbouring authorities should be encouraged - Alsager is building a lot of warehousing and houses so why does Audley need to sacrifice itself to jump on this bandwagon? People from Audley can easily travel here, and other places around Staffordshire.

I think this questionnaire has been well planned and obviously a lot of thought and effort has been used.

I wish the steering group every success. You look a good and competent team. Thank you for your time and effort.

I would have thought that the local people would want to see the results of this survey.

I would use buses more if the service was extended. Any developments must have full prior consultation with the public before agreements are made.

I'd like to thank you all on becoming part of the Community Team.

If the local area is due to have increased housing and therefore increased population, will the Neighbourhood Plan include additional capacity for local health care provision i.e. GP and Pharmacy. It's good to see sustainability and climate impacts being considered, but perhaps the plan could reference the UN Sustainable Development Goals and how the Parish would be contributing to each of the goals. Similarly it would be good to see in terms of governance for the plan to see climate emergency links throughout so things like health, infrastructure, energy, housing, transport are all interconnected as a system and seeing how they relate so not only considered in isolation from each other.

Invest in the aesthetics of the area. Bateswood Country Park is not signed and the unadopted road to the car park is just deep potholes. The bus shelters are tatty and dirty. A complete lack of public transport in the evenings. The housing stock in the main village itself and the shops are tatty, dirty and neglected. In Alsagers Bank itself, there is no parking at all, yet there is a permanently locked car park at the sports ground by the primary school that could be utilised.

Just more to bring in tourism. People walking from outside the village - boosting pubs and cafe income. Bateswood is beautiful but no toilets or cafe so does not attract enough people. Offer history of the Minnie Pit disaster.

Keep Audley Parish Green and Keep its Green Belt.

Keep greenbelt land.

Maintenance of the lines to take away any water and cutting back on trees/foilage.

Maybe funding to businesses or funding to the village which will support local businesses.

More focus on Britain in bloom. More focus on using the community centres for all ages.

More litter/dog poo bins. More signage to remind people to keep the area clean and tidy.

More money spent on Scot Hay, a totally forgotten area of the parish. All we get is an inspection and cutting grass of the play area. Reading minutes from the parish council meetings, money is spent elsewhere but Scot Hay, and with this year's 5% increase, it's a disgrace!

More nature reserves and ponds for wildlife.

My biggest annoyance is the massive increase in parking along local roads, both on and off footpaths. This leads to congestion, irritation, road rage and can be very dangerous for pedestrians and traffic. I went to a local meeting about this some years ago, but nothing was done and the volume of traffic/parking has got worse. Traveling around the village by car or on foot is a nightmare. When we need to visit families to arrange funerals/collect deceased it can be horrendous. At all costs avoid bin collecting day! I have no idea how you solve this problem.

New builds need to have some control over the aesthetic and be sympathetic to the surroundings. We should be encouraging the use of local building companies - Ibstock & Marley Eternit for bricks and tiles as these companies use local clay to produce their products which are in-keeping with the colours etc. found around

the parish. Also, these businesses employ local people and transporting the products a couple of miles from the factories means that the carbon footprint is reduced. Development of existing properties should be encouraged - loft conversions, extensions, dropped kerbs - maybe some reduction in fees and transparency of fees would encourage more people to look at this as an alternative method of creating the space in their homes that they need instead of building new properties.

New schools will also be required if there is to be more housing.

No - but this is a really useful process and helps to highlight just how much there is in the parish - thank you

No building on green belt! Do not change our beautiful parish.

NO, I feel the questionnaire is comprehensive.

Not applicable.

Not at all. Keep it green and rural as we have been for the previous 1000 years or more and educate our kids at school about the history of our historic village and area. We have a 13 century church an 11th or 12th century motte and bailey. Thank you.

Not much mention of traffic flow.

Nothing to mind at the moment.

Once the green belt has been developed, it can never go back and the damage is permanent - Not only for us but for the wildlife. We are a lovely village.

Only that I hope that comments and feedback of those who have taken the time to complete this questionnaire are truly considered.

Our key wishes are to preserve green spaces, improve the road conditions and the parking. It is a lovely little village that we love and we should do all we can to preserve and not allow it to gradually be taken over by industry and overcrowding.

Our village is already congested. I spoke to a bus driver the other week and he told me that this is one of the worst areas in Newcastle/Stoke for parking and driving a bus through because of car parking. Any extra houses will just add to the congestion and make people want to move away from the area.

Parking is an issue that we would benefit from support with. Facilities for younger people and children in the local area need to grow and be accessible.

People frequently drive too fast on our roads. Dog excrement is left on grass verges and pavements. Thank you Audley Council for letting us have our say on how the parish should develop.

Phone signal. Footpaths not cleaned.

Please be more considerate when suggesting building on green belt land. The point of being green belt is that it should not be built on. Use brownfield sites instead.

Please do more things like this that are easy to respond to!

Please help to keep the area rural. I have lived here all my life and love the area, people and communities.

Police - non-existent. Dog poo bins - need more/replacements. Footpaths, hedges, bridleways - responsibility is on the council. Stop ignoring unadopted paths.

Pot holes really need sorting also public alleyways need re surfacing.

Preserve the green spaces - warehousing etc. is being done on a large scale in Alsager and people of the Parish will happily travel there and would welcome the fact that the rural feel of the parish is being protected.

Protect the green spaces and Green belt at all costs - this is why people like living here.

Reinstate the evening bus service. We have lost quite a bit of trade since the evening bus services were cut.

Road safety for children near schools and crossing points.

Small development does need to happen in a sustained way to benefit young local people. However, the current ideas seem to indicate 1. Large scale building between villages with green belt used, 2. These buildings will be generally unaffordable for locals (hence the large number said to be required). As said earlier this looks like a national plan to create an overspill zone and not use existing inner city or brownfield urban sites. Most young people in a city want cheap affordable housing near where they work in a nice environment with a cheap transport service. They then may decide to move to a more rural area or even to

a better location in that urban environment. Having high income newcomers also unbalances the local area and it becomes unaffordable for locals, becoming just a dormitory area with lots of traveling to a city. 3. Employment always given as a reason for expansion. The current idea of vast warehouse /industry/ distribution hubs at J16 and the requirement for local jobs and housing has some major flaws. a) There usually is never the number of jobs promised, generally they are low wage, so few local could afford the houses, people from urban areas will travel to these low paid jobs (environment). The more educated and well off will travel too. None of these jobs will enhance the area or the people's futures. These warehouse/ distribution centres could easily be built within the Tunstall plan along the Chatterley Valley with equally easy access to the M6, just 3min longer and a good bus service would provide transport for people who want to work there.

Someone will get killed in Co-op Lane (Halmerend, end), cars speed up and down there and there is no pavement.

Stop all developments/building on green field sites.

Support, advice and funding for new, fit-for-purpose premises that provides sufficient space & resources for members along with providing a community hub for the local area (e.g. hosting music concerts and other events)

THANK YOU.

The children in the parish need to have safe environments to play. Audley Center is not the answer.

The most important thing to be included is that whatever development is agreed, it needs to be done in the most sustainable and environmentally friendly way possible that is inclusive of not just human needs but also the wider environment and its inhabitants. Where possible, brown field/disused sites must be utilised BEFORE any green belt land is taken.

There probably is in the future but my problem is, will you take any notice of all the questionnaires sent in and act on them? Probably not, so what was the point.

Traffic calming measures are needed to stop people speeding through the village. Somewhere for young people to meet up. Shop frontage at the moment lets the village down.

Traffic calming measures, clear and maintained signage about speed limits and more deterrents to stop people totally ignoring 30mph limits and speeding through small villages.

Tram to Newcastle along the old railway line.

Very against the use of green spaces for building or car parks.

Views are amazing - sunrise, sunset, and would be very much spoilt by medium or large scale developments. Not everyone wants to live in areas enclosed by housing.

We all live here because of the natural nature of the villages and the area. If we had wanted to live in an urban area we would not be living here. Newcastle Council have no right to impose changing the nature of where we have chosen to live.

We assume that the increase in housing will also include an increase in children. There is no mention of what effect this will have on nursery and school provision. The plan needs to consider what effect this increased population will have on existing facilities.

We choose to live in a village because it is a village. Don't turn it into a town!

We chose to move to the area 7 years ago because of its rural nature and small village feel. Any future development should look to preserve these qualities to ensure the parish doesn't fall into the same 'trap' as e.g. Sandbach, Alsager and Nantwich with their housing sprawls.

We need to protect our trees. NBC and Aspire seem occasionally to remove trees for no apparent good reason. The walkway between Bignall End and Halmerend (The Marion Platt Way) desperately needs work at the Halmerend end. The surface is too low and it gets water logged. It would be nice if it was tarmacked with necessary fencing to prevent motorbikes.

We should count our blessings that we live in a great village with plenty of lovely people.

We want to retain our rural status and green spaces while realising that housing needs addressing. If more houses are built, things like roads, schools, doctors, dentists, etc. will all need to be upgraded.

We would hate to see the rural nature of the parish changed and villages lose their individual identity. We must maintain a distinct green space and boundary between settlements to benefit the wellbeing of all parish residents. We strongly disapprove of any proposal that may result in a large development of cheap labour (warehouses) that will not satisfy employment/housing in our parish.

What can the Parish council access for us in the future? For example "Levelling Up" Future Funding Availability; 1. Accessing financial support for help with existing homes within the area to become energy efficient. Accountability; 2. When communities report pot holes to the local authority/flooding in the area at certain sites e.g. Blackbank, footpaths that are unpassable, what is the plan that you will do to ensure that these issues and concerns are taken seriously and not just ignored by NUL Borough Council. Could there be a reporting portal to build up a picture of what has been reported and when?

With reference to Newcastle Council Plan, there is no specific mention of the proposals for the area southwest of junction 16 and the impact on the parish. Impact on transport, infrastructure, and health are likely to be negative. There are plentiful provisions of industrial units already around the area and there is no justification to use large parts of green belt land for industrial use.

With the move towards electric cars, how are all the residents who live in terraced houses supposed to charge their vehicles? It is impossible.

Would use the train more frequently if it was not so expensive. Although I don't use Alsager station, if there were more local stations and railway network I would like to use them.

You have missed out sites that exist as Mineral Protected from Development. There is no lidar plan or geology of the sites. Alluvial Glacier sites are subject to being moved by water, the pressure of the water and the height of the water table to the west of the M6. There is no mention of the development on the Cheshire side of this area.

You want to conserve the integrity of all parish villages, keep them safe from developers who just want to make money. I love living around here just as it is. Please listen to your residents and then get the Borough Council to listen too.

Survey questionnaire

Page 61 contains a copy of the Audley Rural Neighbourhood Plan Household Questionnaire.

3.
